

[REDACTED]

From: Simon Davis
Sent: 18 September 2026 10:40
To: Planning Scanning
Subject: FW: P2193i - Yapton Y/80/25/S73

From: Simon Davis
Sent: 16 September 2026 15:06
To: 'Paul Carnell' [REDACTED]
Subject: RE: P2193i - Yapton Y/80/25/S73

Hi Paul,

I just have a query in drafting the report - did the amount of POS reduce/stay the same with the changes that were made in June? I can't find anything to say what the POS area currently is.

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874
E: simon.davis@arun.gov.uk

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From: Paul Carnell [REDACTED]
Sent: 16 September 2026 10:23

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Sam Sykes [REDACTED]

Subject: RE: P2193i - Yapton Y/80/25/S73

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Hi Simon,

We have prepared section plans to address the below queries – I will include these as part of the updated pack of information to be submitted to you before the end of the week.

You have previously advised that your committee report deadline for October 21st meeting is 30th September. Given the work done to date with the drainage team, I presume that they will be able to review the revised work relatively quickly. At the first meeting, Paul Cann suggested that it would be possible to request that it is dealt with as a priority. I would suggest that we ask for the revised information to be treated as a priority with a view to getting the application to the October meeting.

FYI, the hydrogeological report is being prepared. I am hopeful that this will be with you before the end of the week, though it may follow early next. I will keep you updated,

Kind Regards,

Paul Carnell

Associate Planner, MRTPI

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: Thursday, September 10, 2026 4:25 PM

To: Paul Carnell [REDACTED]

Cc: Sam Sykes [REDACTED]

Subject: RE: P2193i - Yapton Y/80/25/S73 [Filed 10 Sep 2026 17:22]

Dear Paul,

Thanks for identifying where the levels information is.

My main concern with levels changes and visual amenity would be in respect of those parts of the site immediately visible to neighbouring residents/viewpoints. Therefore, I have undertaken to compare existing vs proposed FFLs along the northern and eastern edges. I have used the spot heights and FFLs on the drainage plan.

I can see that there are significant levels increases proposed in the north-west corner with for example an increase of 1.7m at plot 28 although this plot is not actually on the boundary. Plots 25 and 26 are on the boundary and are closely related to existing residential buildings in the strategic site to the North. It appears that the land here will be raised from around 6.1m with FFLs of 7.6m (1.47m increase) at plot 26 and 7.1m (1m increase) at plot 25. I note the approved FFL for the flatted building North of plot 26 was 6.215m. The increase for plot 26 is concerning given it will face ground and first floor lounge windows (and a ground floor garden) to these flats.

It is not clear as there are no proposed garden ground heights shown on the drawing, but I am assuming if plot 26's FFL is 7.6m, that its garden level will be raised accordingly, in which case there will be a considerable height difference between the site and the strat site to the North. How then will the raised earth be held up? Or is the garden to stay the same and steps provided to the ground floor level?

The level increases along the eastern edge are not so concerning given the width of the road, presence of trees and the fact that most of this boundary faces allotments. However, we still need to be clear what the impact will be.

Can you provide us with section drawings for the northern and eastern edges with a coloured line showing the existing ground level and another line showing the proposed level with the houses plotted above. Can you also confirm whether retaining walls are proposed to any boundaries?

Kind Regards

Simon

Simon Davis MRTPI
Principal Planning Officer, Directorate of Growth

T: 01903 737874

E: simon.davis@arun.gov.uk

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From: Paul Carnell [REDACTED]

Sent: 09 September 2026 09:28

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Sam Sykes [REDACTED] Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: P2193i - Yapton

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Hi Simon,

It's my understanding that we aren't talking about run off flood issues but groundwater. Let's discuss this morning but I think the matter of whether a technical matter like this can be conditioned will depend on several matters but not least the advice from technical colleagues who can advise whether remedies at that stage are effective.

In terms of levels, these are now marked on the engineering layout sheets.

Kind Regards,

Paul Carnell
Associate Planner, MRTPI

[Redacted signature]

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