

Breezie Allwright

From: Harry Chalk
Sent: 26 November 2025 14:31
To: Planning.Responses
Subject: FW: Planning Consultation on: Y/48/25/PL
Attachments: C3267 P1 SuDS Maintenance and Management Plan.pdf; Approval of Drainage Strategy at Church Farmhouse Yapton 19.11.2025.pdf; C3267 CGS Reply_ ADC comments 21.11.2025.pdf; 09_12_fact_sheet_suds_close_to_buildings.pdf; C3267 P1_GWM.pdf; C3267 P1_102_Proposed Drainage Strategy_Sheet 2.pdf; C3267 P1_101_Proposed Drainage Strategy_Sheet 1.pdf; C3267 Soakaway Test Report.pdf; NN1892R02 Church Farm House, Yapton E3S.pdf; C3267P1_201_Contributing Area Plan & Exceedance Flow Routes.pdf; P1_SW Calculations.pdf; C3267 P1 SW&FW Drainage Report.pdf; Sub Plan Action Sheet (2).docx

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

Can the attached plans and documents be uploaded to the above application reference in accordance with the attached action sheet please. Can the engineers then be reconsulted also in accordance with the action sheet.

Thank you,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577
E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd
Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk



Our priorities...



Improving the wellbeing of Arun



Delivering the right homes in the right places



Supporting our environment to support us



Fulfilling Arun's economic potential



From: Nik Antoniou <[REDACTED]>
Sent: 21 November 2025 16:21
To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Cc: victoria newman [REDACTED] Peter Newman <[REDACTED]>

Subject: Re: Planning Consultation on: Y/48/25/PL

CAUTION: This email originated from outside of the organisation. You should take extra care when clicking links or opening attachments - if you are unsure the content is safe contact the IT Helpdesk before clicking or opening.

Hi Harry

Please find attached the updated drainage report along with all related drawings, documents, and statements.

A response from the Applicant's Drainage Team to ADC comments is also included in the form of a letter included within the documents.

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
[REDACTED]

www.njatownplanningltd.co.uk



This e-mail is for the intended addressee(s) only. The information it contains may be privileged and/or confidential. The un-authorised use, disclosure or copying of this e-mail, or any information it contains is prohibited and could, in certain circumstances be a criminal offence. If you are not the intended recipient please notify the sender immediately and delete the message from your system. NJA Town Planning Limited does not accept responsibility for any errors or problems that may arise through the use of internet communication and all risks connected with sending sensitive personal information are borne by you.

On Wed, 19 Nov 2025 at 15:43, Nik Antoniou <[REDACTED]> wrote:

Hi Harry

Thank you for your email and apologies for the delay in coming back to you.

I can confirm that having liaised with the Applicant's Drainage Team, it is anticipated a response to address the points raised will be with you by the end of the week/early next week but in any case as you know we are now starting work on the legal agreement.

Kind regards

Nikolas Antoniou
BSc HONS DIPTP MRTPI
Chartered Town Planner
For and on behalf of NJA Town Planning Limited
[REDACTED]

www.njatownplanningltd.co.uk



This e-mail is for the intended addressee(s) only. The information it contains may be privileged and/or confidential. The un-authorised use, disclosure or copying of this e-mail, or any information it contains is prohibited and could, in certain circumstances be a criminal offence. If you are not the intended recipient please notify the sender immediately and delete the message from your system. NJA Town Planning Limited does not accept responsibility for any errors or problems that may arise through the use of internet communication and all risks connected with sending sensitive personal information are borne by you.

On Thu, 13 Nov 2025 at 15:40, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Hi Nik,

Please see the attached response from our Drainage Engineers. It is an objection.

I understand that there may be scope that these matters can be resolved, but we will need further information and amendments. Could I ask that you provide me with a timeline for when we could expect all relevant updated/further information to address the points? Once provided, I will discuss with my Line Manager as to whether we can agree to the timescales.

Kind regards,

Harry Chalk, MSc

Senior Planning Officer, Development Management

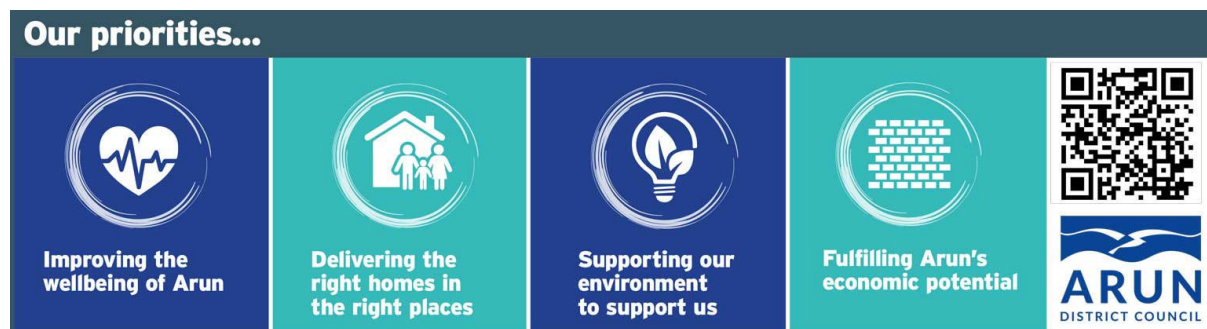
T: 01903 737577

E: harry.chalk@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



From: Sarah Burrow <Sarah.Burrow@arun.gov.uk>

Sent: 11 November 2025 17:15

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Cc: Harry Chalk <Harry.Chalk@arun.gov.uk>; Paul Cann <Paul.Cann@arun.gov.uk>; Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Subject: RE: Planning Consultation on: Y/48/25/PL

Hi Harry,

Find the consultation – an objection – attached. Apologies for the delay in response.

Kind regards

Sarah Burrow

Flood Risk and Drainage Engineer, Coastal Engineers and Flood Prevention

T: 01903 737815

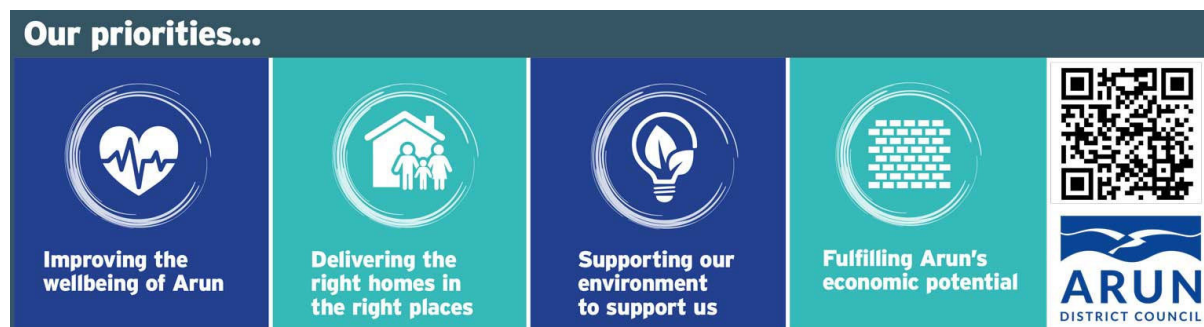
E: sarah.burrow@arun.gov.uk

M: 07733 125764

Arun District Council, Civic Centre, Maltravers Rd

Littlehampton, West Sussex, BN17 5LF

www.arun.gov.uk



From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 14 August 2025 09:04

To: Land Drainage <Land.Drainage@arun.gov.uk>

Subject: Planning Consultation on: Y/48/25/PL

To: **Engineers (Drainage)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: Y/48/25/PL
Registered: 13th August 2025
Site Address: Church Farm House Church Road Yapton BN18 0EP
Grid Reference: 498202 103561
Description of Works: Removal of tennis court and construction of 1 No self-build single storey energy efficient dwelling. This application is a Departure from the Development Plan, may affect the setting of listed buildings, affects the character and appearance of the Church Lane, Yapton Conservation Area and is in CIL Zone 3 and is CIL Liable as a new dwelling.

The Council have received the above application.

[Click here to view the application and documents](#) The website is updated once a day in the evening, so you may need to wait until the day after this notification to view the documents.

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. "Off" Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for "off" site infrastructure mitigation schemes. Therefore if this proposal triggers the need for "off" site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 18th September 2025 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

Yours sincerely

Harry Chalk

Planning Officer- Arun District Council

Telephone: 01903 737577

Email: harry.chalk@arun.gov.uk

PLCONSULT (ODB) 2020

<https://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
