
FW: Y/48/25/PL re-consultation response

From Harry Chalk <Harry.Chalk@arun.gov.uk>

Date Fri 16/01/2026 09:25

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

 6 attachments (23 MB)

C3267 P2_101_Proposed Drainage Strategy_Sheet 1.pdf; C3267 P2_102_Proposed Drainage Strategy_Sheet 2.pdf; C3267 Soakaway Test Report_13.01.2026.pdf; P2_SW Calculations.pdf; C3267 P2_SW&FW Drainage Report.pdf; Sub Plan Action Sheet (2).docx;

Hello,

Can the attached plans please be uploaded to the above application reference and the engineers be re-consulted in line with the attached action sheet?

Many thanks,

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	 
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From: Nik Antoniou <[REDACTED]>

Sent: 14 January 2026 12:30

To: Harry Chalk <Harry.Chalk@arun.gov.uk>

Subject: Re: Y/48/25/PL re-consultation response

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before clicking or opening.

Hi Harry

As promised below and attached is the full response from the Drainage Consultants to your Drainage Engineer comments. We trust this will be helpful and has resolved the outstanding matters. I look forward to hearing from you.

In response to the objection raised under Standard 1 Runoff destination, we would like to confirm that:

Additional winter infiltration testing was undertaken on 7 January 2026. The results indicated an infiltration rate lower than that derived from the previous testing carried out in October 2025. The revised design infiltration rate adopted for the scheme is 1.79×10^{-5} m/s.

In response to this infiltration rate, the drainage strategy, drainage report, and hydraulic calculations have been updated accordingly. The revised design continues to demonstrate that the system can accommodate the 1% AEP + 45% climate change event while maintaining a minimum 300 mm freeboard within the infiltration basin.

Due to site constraints and the presence of existing trees, it was not considered appropriate to redesign or enlarge the proposed infiltration basin. Instead, to ensure sufficient attenuation capacity without impacting the basin footprint or tree root protection areas, the storage volumes within the bioretention planters have been increased accordingly.

The updated design therefore confirms that surface water runoff can be managed entirely within the site, without increasing flood risk elsewhere.

We note the items identified as *No objection subject to conditions* and understand that these matters can be appropriately addressed through planning conditions and discharged at a later stage, should permission be granted.

Kind regards

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

www.njatownplanningltd.co.uk

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On Thu, 8 Jan 2026 at 14:53, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Hi Nik,

On this basis, we will await the full suite of information by the end of next week. If we do not receive the information by the 16th in line with the existing EoT agreed, we will likely be inclined to determine the application on the information we have currently. If and once we have received the information next week, we will issue a re-consultation and request one further EoT.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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Our priorities...



From: Nik Antoniou <[REDACTED]>
Sent: 07 January 2026 13:21
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Y/48/25/PL re-consultation response

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Hi Harry

Yes my understanding is that I will receive a full rebuttal of information to address all the points and the outcome of the testing.

Kind regards

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

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On Wed, 7 Jan 2026 at 12:49, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Hi Nik,

That's positive, but does this include revisions if they are found to be necessary?

Thanks,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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From: Nlk Antoniou <[REDACTED]>
Sent: 06 January 2026 16:15
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Y/48/25/PL re-consultation response

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Hi Harry

Thanks for both emails. CGS have confirmed that they will undertake the infiltration tests immediately and that I would be provided with all information to send back to you by 14 January, so the middle of next week.

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

[REDACTED]

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On Tue, 6 Jan 2026 at 11:51, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Dear Nik,

Following a conversation with my Line Manager, we ask for a timeline for how long it would take your engineers and relevant consultants to undertake the winter infiltration testing and any subsequent amendments required. We will go from there for concluding whether we would be willing to allow a further attempt at resolving the drainage matters.

Please provide this timeline by COP tomorrow.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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Our priorities...



From: Harry Chalk
Sent: 05 January 2026 16:16
To: Nik Antoniou <[REDACTED]>
Subject: FW: Y/48/25/PL re-consultation response

Good afternoon, Nik,

Please see the attached response from our Drainage Engineers. They maintain an objection on one point.

It appears to primarily be due to the lack of the winter infiltration testing persisting. While this may seem a minor point and I suspect the desire is to account for this perhaps by condition, it is clear the basin is already putting significant pressure on the site's spatial constraints (while maintaining trees and proximity to the building). The current infiltration rate used to design the system was outside of the winter period, and it is probable that the infiltration rate during the winter period, when the ground is generally more saturated, would be slower than that used within the current design. This may subsequently require the basin to be larger, or the drainage design altered in some way, which may not be feasible without design/layout changes or the loss of a current tree(s). I do not believe that we could, therefore, leave this to be dealt with via condition.

I plan on discussing the matter with my Line Manager tomorrow but wanted to provide you with these comments for your consideration ahead of this. I am uncertain as to whether we will allow further time under this application to resolve this matter, but I will confirm following tomorrow's discussion.

That being said, given this appears to be the last hurdle and that we remain within the winter period, I would expect that the correct infiltration rate could be found and the scheme amended accordingly in a similar timeframe parallel to the progression and resolution of the BNG S.106 agreement on the applicant's end. If it is concluded that the scheme should be refused/withdrawn at this time, a resubmission with both matters resolved should run much more smoothly.

Kind regards,

Harry Chalk, MSc
Senior Planning Officer, Development Management

T: 01903 737577

E: harry.chalk@arun.gov.uk

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Our priorities...



From: Kathryn Welch <Kathryn.Welch@arun.gov.uk>

Sent: 24 December 2025 09:55

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Harry Chalk <Harry.Chalk@arun.gov.uk>
Cc: Paul Cann <Paul.Cann@arun.gov.uk>
Subject: Y/48/25/PL re-consultation response

Please find attached the second response from the engineers; an objection.

Kind regards,

Kathryn Welch
Senior Planning Officer, Planning Department

Please note: My working hours are currently split between Development Management and ADC Engineers, which may result in extended response times. **Development Management:** Tuesdays and Thursdays **ADC Engineers:** Mondays, Wednesdays, and Fridays

T: 01903 737789

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