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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: 23 February 2026 07:11
To: Harry Chalk <Harry.Chalk@arun.gov.uk>
Subject: Re: Y/48/25/PL

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Morning Harry

Further to Sue's email below, conditions and 1 & 2 relating to drainage are to be expected given arboricultural and drainage matters on site and appear worded in a standard way and are therefore accepted and agreed.

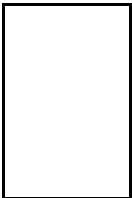
With regards to archaeology would a slightly less onerous condition perhaps be better. Quite often I see the condition worded that should anything be uncovered then works must be stopped, an archaeologist be appointed, the site surveyed and a report provided to the LPA setting out mitigation etc. Such a condition would make sure the matter is covered but would not delay a start on site or indeed force the Applicants to incur costs if there is nothing present. Ultimately though I will leave it to the LPA to decide on the wording of a condition that it is most comfortable with to facilitate permission.

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



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On Fri, 20 Feb 2026 at 10:13, Nik Antoniou [REDACTED] wrote:

Hi Harry

Thank you for your email which I am responding to on behalf of Nik who is out of the office.

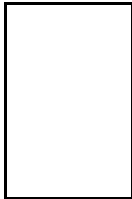
Please be assured that Nik will come back to you if not later this afternoon or over the weekend, when he is back in the office on Monday.

Kind regards

Sue Bowley
Office Manager
for

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 Fri, 20 Feb 2026 at 10:01, Harry Chalk <Harry.Chalk@arun.gov.uk> wrote:

Dear Nik,

Could I get your thoughts on condition '1' and the archaeological matter raised at the end of the email, and your agreement to condition '2'?

1. *Notwithstanding the works strictly required for the excavation of the surface water infiltration basin proposed to serve the development hereby approved, the works shall be carried out in strict*

Reason: To protect existing trees to an acceptable degree in accordance with Arun Local Plan policies D DM1, ENV DM4, and ENV DM5.

My reasoning for the specific wording regarding the basin in the condition above is due to conflict with the tree protection plan originally submitted. The basin kicks out beyond the tree protection fencing but since your arboriculturist has agreed the excavations will have no demonstrable impact on the trees in question, this particular element needs exclusion from the restrictions of the protection measures.

- 2. Prior to the commencement of development, full details of the proposed surface water drainage scheme must be submitted and approved in writing by the Local Planning Authority. The detailed design must be based upon and build on the surface water information submitted in 'Foul and Surface Water Drainage Report, reference C3267, revision P2'. The full details submitted for approval shall include:*

- 1. Detailed drainage plans conforming to Local Planning Authority guidance,*
- 2. Specifications for all surface water drainage components and associated infrastructure or flow control mechanisms,*
- 3. Any relevant permissions relating to the discharge location, works to watercourses or adoption of the SuDS scheme.*

The scheme shall then be constructed as per the approved plans. No building shall be occupied until the complete surface water drainage system serving that building has been implemented in accordance with the agreed details. The surface water drainage scheme shall remain for the lifetime of the development unless agreed in writing by the Local Planning Authority. The local authority shall be granted access to inspect the sustainable drainage scheme for the lifetime of the development.

Reason: In order to comply with W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan and the NPPF.

As discussed earlier in this application's lifetime, I may need to request agreement to an archaeological investigation condition. I am looking to discuss whether a pre-commencement style condition to this effect is necessary, or if less onerous, standard conditions will suffice.

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

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