

46a Sea Lane, Middleton on Sea PO22 7RX

PLANNING STATEMENT to accompany

Ref: M/32/19/PL Discharge of Conditions 4,7 and 8
Permission for Development (Conditional)
to validate condition numbers 4, 7 and 8 of the above Ref

Description of Development

New dwelling & separate garage replacing the proposed new house in
previous planning permission ref: M/7/16/PL, amendment to
M/153/18/PL

Development

46a Sea Lane, Middleton on Sea PO22 7RX

Date:

28.04.21



Emma Griffin
Garden Design

The Studio, 1 Grange Park, London W5 3PL

Introduction

The purpose of this planning statement is to provide necessary information to validate Planning Permission for Development and to discharge Conditions 4, 7 and 8 of planning permission (M/32/19/PL) dated 8th January 2020.

The statement provides information on hard and soft landscaping items.

Condition no 4

Hard Landscaping materials information

Hard landscaping materials used for this development have been chosen to complement the design of the house and the local vicinity.

Terrace at rear of house

Supplier: Marshalls

Stone information: Indian Sandstone Paving pack

Material reference: Grey River Sandstone

Face finish : Riven, natural

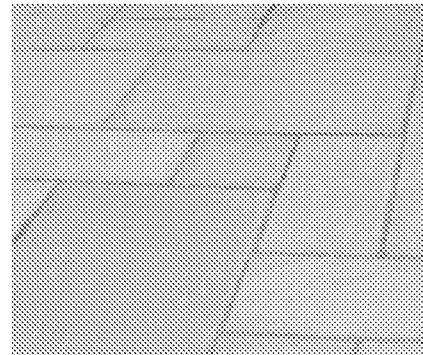
Appearance: Tones of grey

Thickness : 20mm

Sizes: Random sizes

Recyclable: Yes and Ethically sourced

British Standard for design and installation (BS 7533-Part 12)



Terrace edging at rear of house

Supplier: Marshalls

Stone information: Traditional Block paving edging

Material reference: Concrete composite, distressed finish

Face finish : Textured

Appearance: Warm red tones

Thickness : 50mm

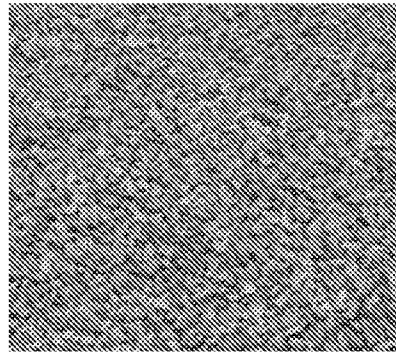
Sizes: 240x160mm



Driveway and pathway gravel

Supplier: Hanson
Product information: Cumbrian Red Chippings
Face finish : Angular
Appearance: Tones of grey
Size : 20mm
Country of Origin: UK sourced

Driveway and pathways using chippings are fully permeable.



Front porch entrance paving

Supplier: Marshalls
Stone information: Fairstone Natural paving and bullnose step
Material reference: Fairstone
Face finish : Sawn
Colour: Caramel Cream
Thickness : 22mm
Sizes: 600x600mm
Country of Origin: India



Fencing and pergola

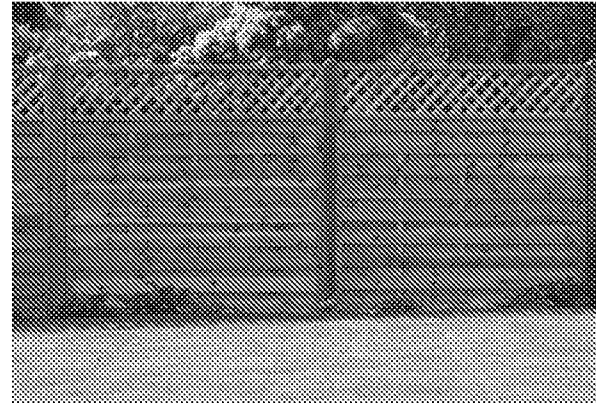
Fencing

Supplier: AVS Fencing

Product information: Planed pressure treated softwood panels dual faced with open trellis top

Appearance: Natural pressure treated softwood

Size : Panel widths 1800mm, lattice 12x30mm, inside gaps are 50mm



Pergola

Traditional timber pergola at rear of house over one section of terrace.

Product information: Planed pressure treated softwood posts, beams and Rafters.

Height 2400mm.

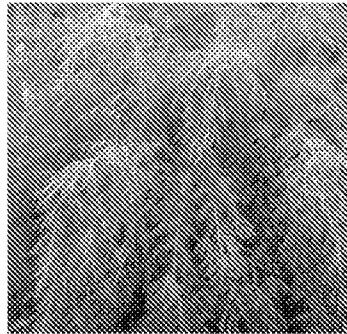


Condition no 4

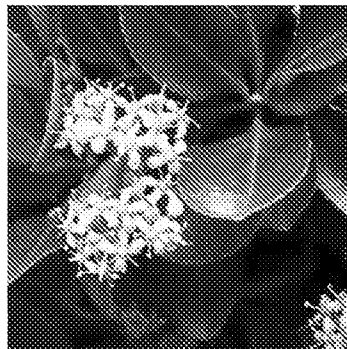
Soft Landscaping information

The front and rear landscaping scheme retain the original flora of the site, as shown on plan.
Details of these are as follows:

1 x *Tamarix ramosissima* tree and hedge along full length of sea front boundary - a deciduous small tree or medium shrub which is highly suited to coastal/windswept conditions and fully hardy. Arching red brown shoots from which produce 5- petalled flowers in dense racemes Free from pests and diseases.



3 x *Euonymus japonica* shrubs - there are three existing old *Euonymus japonica* shrubs from the original garden layout which have been retained. These are highly resistant to wind and salt and are ideally suited to their location. Note positions on plan.



Condition no.4

Soft Landscaping information

The proposed soft landscaping scheme will include a range of wind and salt tolerant plants including the following:-

Abelia x grandiflora
Choiysa ternata
Perovskia atriplicifolia
Phormium tenax
Ribes odoratum
Spirea
Centranthus ruber
Crocosmia
Crambe cordifolia
Iris germanica
Lychnis chalcedonica

New hedging on the site includes Griselinia littoralis and Phylosachys aurea

Trees and hedging ' measures of protection during the course of the development

There are no trees or shrubs directly associated with the construction of the property. However for good measure, installation of protective measures for existing trees and hedging on site are proposed as follows:

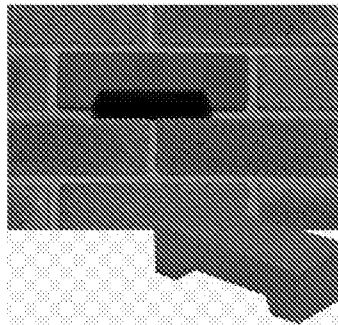
1. A Tree Protection Barrier (TPB) comprising a self-supporting boxed hoarding 2.4m in height will be erected before any works proceed. This TPB shall have a locked door to allow access for maintenance and is recommended that a keyed rather than coded padlock is used to secure this door to control access.
2. The TPB's are to remain 'in situ' undamaged during all the work and only to be removed once all work is completed in site.
3. The location of the TPB's are shown on plan 46SLMO S/001 TPB.

Condition no 7

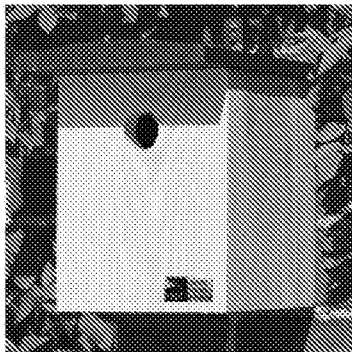
Wildlife Habitats and Enhancements

Provision will be made for wildlife habitats and enhancements on the site and are shown on drawing no 46SLMO 5/001. The following items are detailed.

1. Bat brick integrated into the building in a south/south westerly facing elevation positioned 4m above ground level.



2. 2 x bird boxes - one will be located on the side of the house and one in the Tamarix tree - refer to above plan for locations.

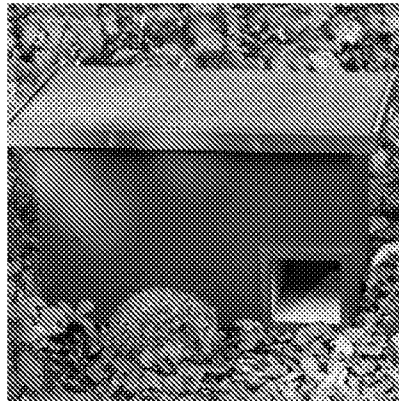


Condition no 7

Wildlife Habitats and Enhancements

3. Hedgehog nesting boxes

There are two hedging nesting boxes located within the garden – refer to drawing no 46SLMO S/001 showing locations.



4. Gaps at the bottom on fences to allow movement of small mammals across the site.

These are located within the garden – refer to drawing no 46SLMO S/001 showing locations.

Condition no 8

Wildflower meadow planting

Wildflower meadow planting will be included within the rear garden scheme to encourage biodiversity in accordance with policy ENV DM5 of Arun Local Plan. The area of wildflower meadow planting is shown on drawing no 46SLMOS/001.

Proposed Wildflower Seed mix :-

John Chambers Heritage Coastal Areas 100% Wildflower Seed Mix contains hardy perennials and annuals mixed to create a nectar rich, UK native meadow. Wild Parsnip, Common Knapweed, Wild Carrot, Common Evening Primrose, Kidney Vetch, Common Bird's-foot-trefoil, Vipers Bugloss, Lady's Bedstraw, Oxeye Daisy, Bladder Campion, Cat's Ear, Hound's Tongue, Greater Knapweed, Ribwort Plantain, Foxglove, Sea Plantain, Sea Campion, Common St. John's Wort, Common Toadflax, Common Centaury, Tansy, Thrift, Harebell, Wild Thyme

Reference information on lighting scheme

There is no external lighting within the garden beds and borders. Simple downlights are fixed to the house only.