

[REDACTED]

Please substitute this plan for drawing 401a

[REDACTED]

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[REDACTED]

Anita,

I now understand the nature of your concern.

Evidently we intend to re-plant the hedge to the western boundary within the demise of the property.

I enclose an ammended proposal plan in substitution which confirms this.

noel boswijk ba. barch. RIBA
director

UNIT THIRTYONE

level six: north
new england house
new england street
brighton
BN1 4GH

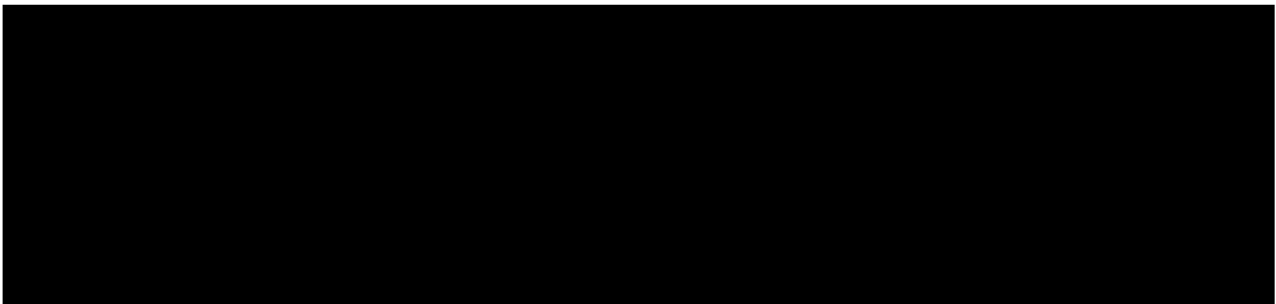
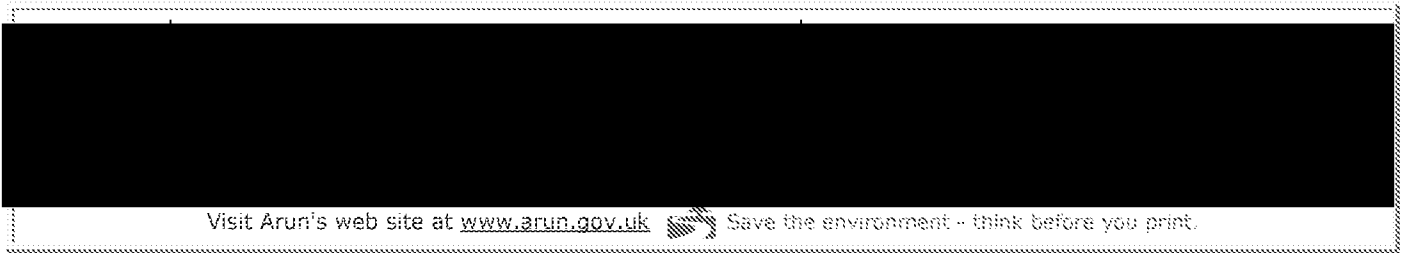


Noel,

The rear section of the side boundary may have adequate space to allow for planting within the application site, but that can't be the case towards the front section of that boundary planting where the hatched new native species hedgerow is completely outside of the red edge of the application site. Is there something that I am not understanding on the plan? The landscape plan you have attached shows the red edge dotted and the hatched area is wholly outside in places.

Regards

Anita Gardner



Anita,

I enclose the landscape proposal plan: nb017101/400a.

This illustrates a planting border of between 730 and 760mm from the outside face of the proposed building (unit 1) and the western boundary: centreline of existing hedgerow.

This is more than sufficient to plant a new natural hedge border.

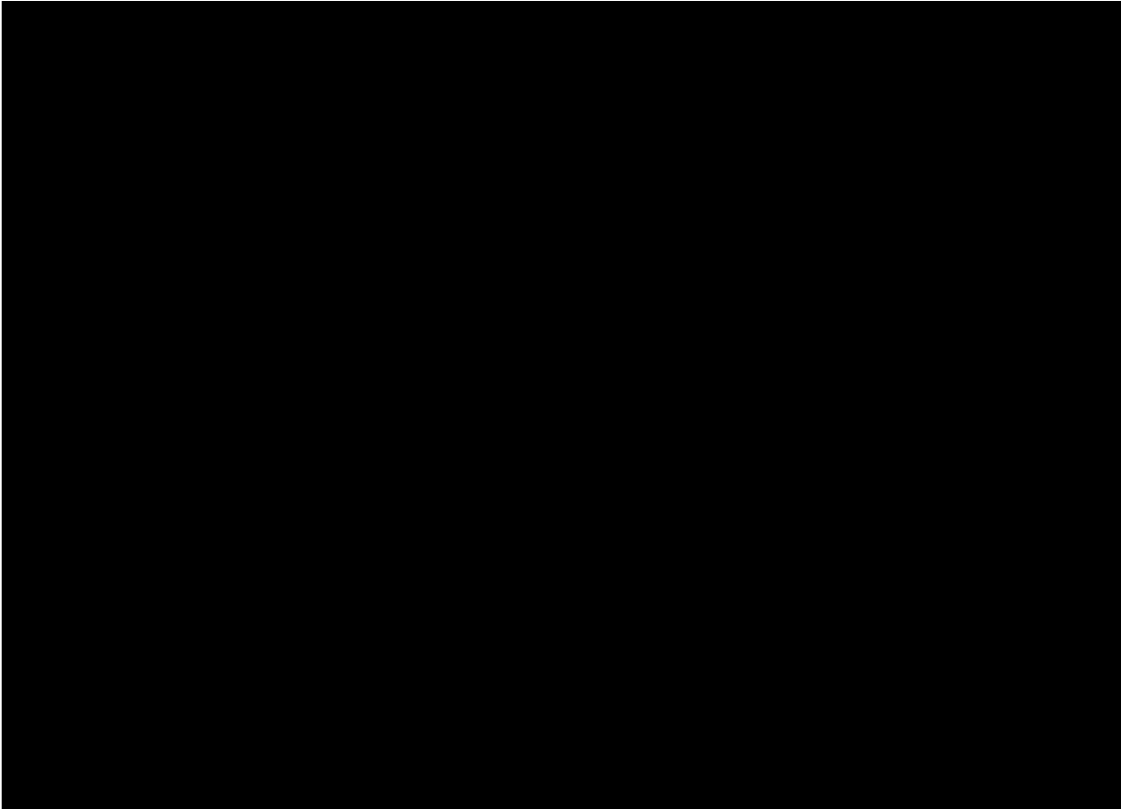
I enclose a link to the RHS guide to planting a hedge, by way of confirmation:

<https://www.rhs.org.uk/advice/profile?pid=377>

note, that this arrangement was discussed and agreed with our environmental consultants.

I hope that this is sufficient information to confirm the validity of our proposals.

noel boswijk ba. barch. RIBA
director



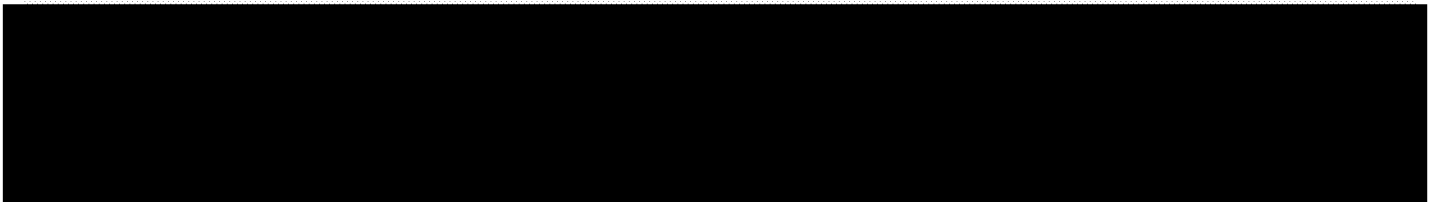
Dear Noel,

I accept that the application location and block plans drawing no. 100 are the same as previously approved. However the current application now proposes planting along the western boundary and I can't see how this can be undertaken within the red edge of the application site as submitted. Whilst I accept that the hedge would spread over the boundary virtually all of the hedged area is outside of the red edge. If it is assumed that the centre line of the area would be where the plants would be positioned, then they cannot be planted within the red edge and additional land will need to be included within the application site.

Can you provide further clarification on this point please?

Regards

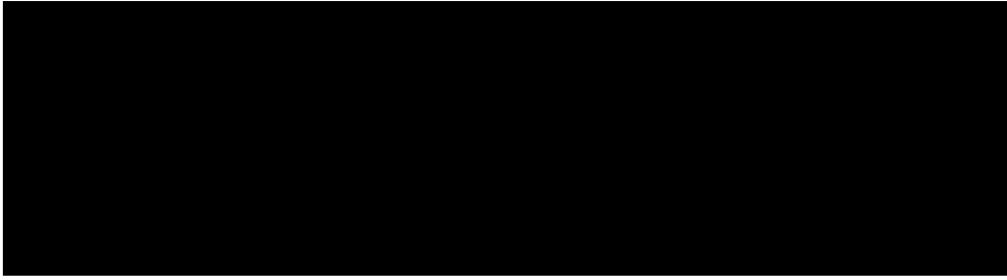
Anita Gardner



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Anita,

thankyou for your email.

I have looked over the two referenced application documents and conclusively disagree with your assessment.

note:

ALL submitted documentation have been based upon the same digital site survey information and the submitted document boundaries have not been adapted/altered.

The hedge to the western boundary was planted by the applicant on their land, as is clearly shown on the submitted documentation.

the block plan illustrating the boundary and existing hedges for both applications is the same document.

copy enclosed. nb017101/100

I also enclose a copy of the detail existing landscape plan, submitted as part of this application, by way of confirmation: nb017101/400a

you may be confused in that a hedge illustrated on plan shows its spread and not where it is planted, unlike a tree.

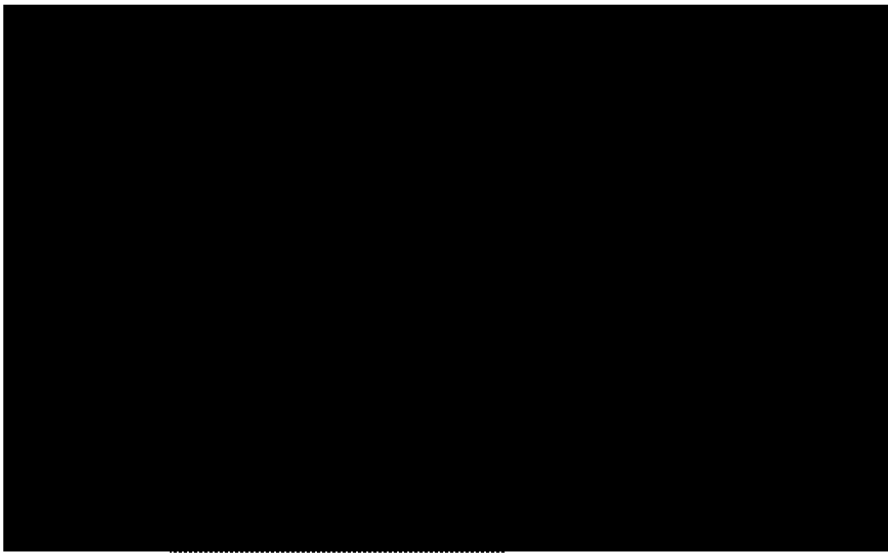
if you require any further information to assist with the discharge of these conditions, please do not hesitate in contacting me directly.

Regards,

noel boswijk ba. barch. RIBA
director

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Dear Mr Boswijk,

I refer to the above application which has been registered and accepted as a Variation of Condition when it is not. I have looked at the plans and compared them with the original application and it is clear that the red edge is greater than that approved under planning permission WA/18/19/PL since it now includes the area of proposed hedge planting to the west. The current application should therefore be withdrawn and a new full planning application submitted for consideration. If the additional site area is not in the ownership of the applicant then Notice will need to be served on the owner and the correct Certificate signed.

Without prejudice, I would appreciate confirmation of withdrawal of the above application by the end of the week.

Regards

Anita Gardner

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