

24<sup>th</sup> September 2020

Arun District Council: Planning Services  
The Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex BN17 5LF

Your ref: Y/61/19/PL  
Our ref: 196/0319/RR

[Submitted via Planning Portal]

Dear Sir / Madam,

**Application: Y/61/19/PL – Application for variations of condition imposed on planning permission Y/53/16/PL relating to condition no. 2 – amendment of site layout.**

**Location: Yapton Metal Company, Burndell Road, Yapton, Arundel BN18 0HP**

I refer to the above and to the decision notice dated 27<sup>th</sup> November 2019. Pursuant to this decision I hereby submit additional details to discharge a number of conditions (3, 4, and 6).

This statement letter has been submitted with: -

- |                                               |                            |
|-----------------------------------------------|----------------------------|
| • Drainage Strategy Technical Note by Odyssey | ref: 19-167 September 2020 |
| • Drainage Management and Maintenance Manual  | ref: 19/167 September 2020 |
| • Landscape Plan                              | ref: 196/0319/RR_Yap04_001 |
| • Completed application form                  |                            |
| • Application fee [REDACTED]                  |                            |

**Condition 3:**

Please see the Drainage Strategy Technical Note.

These represent the details of the necessary surface water drainage scheme with consideration of relevant winter groundwater monitoring and percolation testing and have been written by independent drainage consultancy Odyssey.

**Condition 4:**

Please see the Drainage Management and Maintenance Manual.

This manual has been written by independent drainage consultancy Odyssey and a copy will be given to each new owner of the 4 properties.

## **Condition 6:**

Please see Landscape Plan

The hard and soft landscaping is shown on the plan with the location of each plant shown in the below schedule:

| Plant                             | Number within scheme | Height at planting |
|-----------------------------------|----------------------|--------------------|
| <b>Bay Tree</b>                   | 6                    | 70cm               |
| <b>Buxus Ball</b>                 | 10 small             | 22cm               |
|                                   | 5 large              | 35cm               |
| <b>Buxus Pyramid</b>              | 3                    | 50cm               |
| <b>Dwarf Conifer</b>              | 2                    | 30cm               |
| <b>Hebe</b>                       | 8                    | 30cm               |
| <b>Phormium</b>                   | 3                    | 70cm               |
| <b>Photinia Red Robin Hedging</b> | 4                    | 15cm               |
| <b>Salix</b>                      | 2                    | 1m                 |
| <b>Skimmia Japonica</b>           | 3                    | 30cm               |
| <b>Yew</b>                        | 40m of hedging       | 100cm              |

All planting will happen within the next appropriate season. It is noted that the yew hedge will provide the privacy for the two properties to the west of the site but the temporary fence erected by the adjacent development site will be retained until the hedge takes. According to the Royal Horticultural Society (RHS) the yew is ideal to provide privacy hedging which is not only dense but attractive. The RHS confirm that yew hedging can grow up to 30cm per year but the optimum planting height is only 45-60cm. Therefore, it is proposed that 100cm specimens will be planted to ensure the hedge can grow to an appropriate height as quickly as possible.

Should you require any further information please do not hesitate to contact Bluestone Planning.

Yours sincerely,



Rebecca Redford

Associate– Bluestone Planning

