

29th April 2019

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

Your ref: Y/53/16/PL
Our ref: 196/0319/RR



Dear Whom it may concern,

Application: Y/53/16/PL – 4 No. Dwellings with associated ancillary services & access (resubmission following Y/108/15/PL)

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

I refer to the above and to the decision notice dated 14th August 2017. Pursuant to this decision I hereby submit additional details to discharge a number of conditions (3, 4, 5, and 7).

This statement letter has been submitted with: -

- Completed application form
- Application fee of £116.00 (sent under separate cover)

Condition 3 and 4:

Please see Drainage Setting Out Drawing – ADS-025-C

In accordance with the hierarchy of preference as set out in the Approved Document H of the Building Regulations it has been assessed that an infiltration drainage for surface water via soakaway would be the most appropriate form of surface water drainage.

The soakaways will be located as shown on the submitted plan and have been calculated and design to comply with the relevant Building Regulations requirements.

Soakaways are a normal domestic feature and do not require any specific maintenance or management. As such there are no requirements for ongoing site management or component replacement in relation.

On sale of the freehold of each dwellings' new occupant will be made aware that there is a soakaway on the property and its location.

The soakaways will be fully constructed prior to occupation of the dwellings.

Foul drainage will connect to the existing sewage system via the existing manhole on site.

Conditions 5:

Please see Construction Site Layout Plan (hand annotated)

Due to works commencing on the shared access with the development approved under Y/19/16/OUT and the existing access to the site forming part of this, a temporary access has been provided to the site until 06.06.2019 when the new access will be completed.

Please refer to the submitted plan to shows details of vehicle parking, contractor building location, plant and material storage etc

The site will be set up in accordance to the plans submitted and retained throughout the construction period of the development.

Conditions 7:

As can be seen in the below photos that protective fencing has been erected where the boundary wall (between the scrap yard and existing dwelling) was not structurally able to be retained and protects a wider area than that approved in the Arboricultural Strategy and the Tree Protection Plan J20438_Arb_TPP-06.07.17.



Although the site has had to be cleared by necessity there is no intention to undertake any works within the root protection areas as shown on Tree Protection Plan J20438_Arb_TPP-06.07.17 before the schedule of site monitoring has been confirmed.

The applicant's arboricultural consultant is currently finalising the schedule of site monitoring and this will be forward on completion.

It can be confirmed that all utility service routes will be along the approved access into the site on the opposite side of the development to the retained trees and as such will not pass through any of the root protection areas.

Should the Arun DC Tree Officer require a site visit to inspect the measures put in place please do not hesitate to contact us and this can be arranged.

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

Yours sincerely,

[Redacted signature]

Rebecca Redford

Senior Planner – Bluestone Planning

[Redacted contact information]

[Redacted contact information]