

15th June 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 27th 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
- Surface Water Drainage Strategy by Odyssey
- Construction Details by Odyssey
- Combined Landscape and Drainage Plan
- Completed application form
- Application fee of £116.00 (sent under separate cover)

Condition 3 and 4:

Please see Drainage Strategy Technical Note, Surface Water Drainage Strategy, Construction Details, and the Combined Landscape and Drainage Plan.

These represent the details of the necessary surface water drainage scheme with consideration of relevant winter groundwater monitoring and percolation testing. The maintenance and management manual of the drainage system would be formulated from the details of section 4 of the Drainage Strategy Technical Note.

Detailed discussions have been undertaken between Odyssey and the Council's Drainage Officer and it is understood that this is an acceptable scheme.

It is also understood that the replacement of areas of block paving with landscaping and asphalt, as shown on the combined landscape and drainage plan is acceptable as it can be confirmed that the sub base and base course of both these elements is the same as the permeable paving thus enable the equivalent infiltration of surface water from the built footprint and the asphalt areas would be drained by drainage channel similarly.

On discharge of these conditions by the Council the details within these documents shall then be implemented prior to occupation of these properties.

Conditions 6:

Please see Combined Landscape and Drainage Plan

The hard and soft landscaping is shown on the plan and the planting schedule is below.

Within the development, including around the borders and to the front and rear of the 4 dwellings: -

- | | |
|----------------------------------|-----------------------------------|
| • Orange tree x 1 | • Photinia Crunchy x 8 |
| • Lemon tree x 1 | • Japonica Skimmia x 12 |
| • Bay Trees x 8 | • Phormium x 6 |
| • Buxus balls 30cm and 15cm x 20 | • Yucca x 7 |
| • Buxus pyramids x 8 | • Photinia Red Robin hedging x 10 |
| • Flamingo salix tree x 2 | • Hebe x 10 |
| • Cherry kojo tree x 2 | • Heather x 6 |
| • Dwarf Conifer shrub x 12 | • Primroses |

Surrounding the entrance to the development and bordering the access road to the development: -

- | | |
|------------------------|----------------------|
| • Bay trees x 2 | • Buxus balls x 4 |
| • Japonica skimmia x 4 | • Buxus pyramids x 2 |
| • Phormium x 2 | • Hebe x 6 |

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

Yours sincerely,



Rebecca Redford

Associate– Bluestone Planning