

Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LP

24th May 2021

Dear Sir/Madam,

**Land south of Ford Lane and East of North End Road, Yapton
Application for Non-Material Amendment**

Please accept this letter and enclosures as an application for a Non-Material amendment under the Town and Country Planning Act 1990, Section 96A relating to the landscaping information approved under condition 8 of consent Y/106/20/PL at Land south of Ford Lane and east of North End Road, Yapton.

Condition 8 of the sales area consent requires all planting and seeding to be carried out in accordance with the details specified in drawings D2831-FAB-00-XX-SP1-L-002 Rev PL00, drawing 301 Rev PL00 – Detailed Planting Plan and Drawing 302 Rev PL00 – Planting Schedule and Maintenance Specification. The following amended information has been submitted in support of this Non-Material Amendment:

- D2831-FAB-00-GL-DR-L-0100 Rev PL01 – Sales Area Coloured Masterplan
- D2831-FAB-00-GL-DR-L-0301 Rev PL02 – Detailed Planting Plan
- D2831-FAB-00-GL-DR-L-0302 Rev PL02 – Planting Schedule and Maintenance Specification.
- Car Park Image
- Overview Image

To the front of the show homes and within the parking area, the amendments included within this application simply relate to planting. The application has no effects on the approved parking numbers, or the overall design and appearance of the show homes, however the amendments to the approved planting enhance the visual appearance of the site and provide more durable, appropriate planting which will retain a high quality sense of place upon arrival.

Within the rear gardens of the dwellings, additional landscaping is proposed to give a more comprehensive example of complete gardens with interesting features such as a pergola being included within the rear garden of the eastern most sales unit (plot 5).

A planting schedule to be read alongside the submitted plans is included in Appendix A of this cover letter.



The amendments proposed within this application, have no effect on the approved built form. The amendments to the approved planting are proposed to enhance the visual appearance of the sales area with more appropriate soft landscaping. The changes proposed within this application area considered to be non material, meeting the requirements of the Town and Country Planning Act 1990, Section 96A. It is therefore requested that the non material amendment is granted.

I trust that the information included within this letter is sufficient for the validation and approval of this application, however please do not hesitate to get in contact if you require any further information.

Yours faithfully,

Tilly Whishaw
Planner

Appendix A – Planting Schedule

Trees

Amelanchier Lamarckii 150-175cm
Betula pendula 18-20cm
Malus Trilobata 12-14cm
Photinia red robin full STD 18-20cm
Ligustrum Japonicum full STD 18-20cm
Pinus Nigra 25L

Topiary

Clipped Taxus cones 150-175cm
Clipped buxus balls 60cm 20L
Cupressus Castlewellan Gold clipped spirals 200-250cm
Laurus Nobilis 150-175 clipped ½ standard

Instant Hedging

Ilex Crenata 60-80cm
Euonymus Bravo 60-80cm
Prunus Lusitanica 60-80cm

Shrubs 3, 5 & 15L

Abelia Grandiflora
Astelia Silver Spear
Camellia Japonica Rosso
Carex Everillo
Choisya White Dazzler
Choisya Ternata Sundance
Cistus x Corbariensis
Convolvulus Cneorum
Cornus Alba Elegantissima
Elaeagnus x Ebbingei
Euonymus Emeard Gaiety
Euonymus Emerald & Gold
Festuca Intense Blue
Hebe Mrs Winder
Hebe Rakaiensis
Heuchera Cranberry
Heuchera Lime Marmalade
Hydrangea Annabelle
Lavandula Hidcote
Liriope Muscari
Miscanthus Morning Light
Nandina Domestica gulf stream
Nandina Domestica Obsessed
Phormium Tenax

Phormium Yellow Wave
Pieris Flaming Silver
Pieris Forest Flame
Pittosporum Golf Ball
Pittosporum Tom Thumb

Climbers

Trachelospernum Jasminoides 30-35L
Wisteria Floribunda Black Dragon 18L
Wisteria Rosea 18L