

**Philip Brown**

**ASSOCIATES LTD**

CHARTERED TOWN PLANNERS  
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£116.00

Development Management  
Cherwell District Council  
Bodicote House  
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14 February 2022

Dear Sir/Madam,

**RE: COMPLIANCE WITH CONDITION 5 ATTACHED TO PLANNING PERMISSION  
No. APP/C3105/C/21/3268454  
LAND AT THE STABLES, MAIN STREET, GREAT BOURTON, CROPREDY**

Please find enclosed completed application forms, plans and supporting information in respect of the above matter.

**CONDITION 5** attached to the planning permission requires the submission of a Site Development Scheme giving details of the internal layout of the caravan site, including: the siting of caravans; details of hard and soft landscaping; boundary treatments; parking and amenity areas; foul and surface water drainage; and, a timetable for implementation.

#### **Site Development Scheme**

I enclose a Site Layout Plan (Drawing No. PBA 1) which shows the internal layout of the site, including: the siting of caravans; hardstanding; parking and amenity areas; location of fencing; and, of proposed hedge and tree planting.

#### **Soft Landscaping**

New hedgerows to comprise 45% Hawthorn, 45% Blackthorn and 10% Holly, planted in a double row, with rows 350cms apart planted at staggered centres. Plants to comprise 45-60cms tall transplants, planted at 35cm centres, randomly arranged by species. Plants to be protected using plastic spiral rabbit guards.

Trees to be planted within the new hedgerows delineated on the Site Layout Plan (Drawing No. PBA 1) to be feathered whips, 1.2 – 1.8 metres tall, staked and tied, and protected by plastic spiral rabbit guards. Tree species to comprise a mixture of 40% Silver Birch, 40% Mountain Ash and 20% Oak planted in a single line at 5.0 metre centres, randomly arranged by species.

### **Timetable for Planting**

Landscaping would be carried out within the first available planting season, October – March inclusive, following approval of the landscaping scheme.

### **Hard Surfacing Materials**

The static caravan/mobile home would be stationed on concrete pads. The remainder of the proposed caravan hardstandings, vehicle parking and manoeuvring areas would comprise 75 mm of Type 1 base hardcore, overlain with 75 mm of crushed concrete, with a top layer of 60 mm gravel.

### **Fencing**

Details of the proposed close-boarded timber screen fencing and, of post and rail fencing are illustrated on Drawing Nos. PBA 2 and PBA 3.

### **Timetable for Hard-surfacing and Fencing**

Hard surfacing of the caravan site to be completed prior to first occupation of the site for residential purposes. Fencing to be erected prior to first occupation of the site for residential purposes.

### **Foul Drainage**

The site will be connected to the main sewer running along Main Street.

### **Surface Water Drainage**

Surface water drainage can be provided by means of soakaways, as accepted when approval was granted for stables on the adjoining site, known as "The Paddock". The use of permeable paving (a layer of gravel on a sub-base of

clean hardcore and a base course of crushed aggregate) for the hardstanding would intercept rain where it falls, with water passing through the surface to voided hardcore.

A Filter drain (linear trench filled with stone) would be provided along the southern boundary of the caravan site, as shown on the Site Layout Plan, in order to take rain water from the mobile home, intercept any excess surface water run-off, provide on-site storage of storm water and, assist the infiltration of surface water into the ground.

The only increase in impervious cover will be the caravans, amounting to a total of about 90 square metres. A 20 metre-long filter drain, one metre wide and one metre deep, filled with gravel with a porosity of 30%, would provide an available storage volume of 6m<sup>3</sup>. A 1 in 100 year storm event would be expected to result in 66mm of rain over a 6 hour period. For an impermeable surface 42.2% of this would be expected to run-off onto adjacent land and, for an impermeable surface covering of 90m<sup>2</sup>, generate a volume of less than 3m<sup>3</sup> of run-off. The proposed filter drain would, therefore, have more than adequate capacity to cope with surface water run-off even during an extreme rainfall event.

I trust that you now have sufficient information with which to discharge condition 5. I look forward to receiving your decision in due course.

Yours sincerely,



**PHILIP BROWN BA (HONS) MRTPI**