

Head of Planning  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

27 September 2023

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. This is a re-submission of application No.22/00499/DISC and, therefore, no fee is payable.

**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 1A) 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 1A) 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.

Existing areas of hardstanding to be removed, as delineated on the Site Layout Plan, to be excavated down to subsoil, and the resultant spoil removed from the site for disposal. The final surface shall be prepared by: removal of hard material (stones etc.); provision of a minimum depth of 75mm topsoil, ensuring that the topsoil is weed free and cultivated to a firm and fine tilth; before sowing with basic meadow mix, comprising 90% grass, 5% herbs and 5% wild flowers, at a rate of 25 kilos of seed per hectare.

### **Timetable for Planting**

Landscaping would be carried out within the first available planting season, October – March inclusive, following approval of the landscaping scheme. The sowing of grass seed to take place in the following Spring.

### **Hard Surfacing Materials**

The static caravan/mobile home would be stationed on a concrete pad. 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 and, erection of fencing to be completed within 3 months of approval of the Site Development Scheme.

### **Foul Drainage**

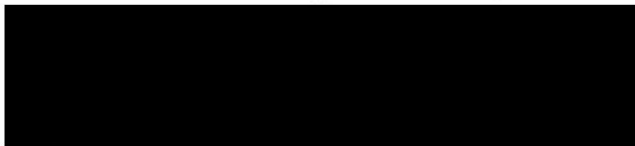
A main foul sewer runs along Main Street and, it is intended that the site would be connected to this sewer for the disposal of foul sewerage.

### **Surface Water Drainage**

I attach a copy of a Drainage Report setting out a SUDS Strategy for the disposal of surface water from the development site by means of a linear drain along the rear (southern) boundary of the caravan site, linked by underground pipework to a swale constructed within the adjoining field. I have changed the layout since preparation of the SUDS Scheme and, therefore, I have shown a slightly amended SUDS Scheme on the Site Layout Plan.

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,

A large black rectangular redaction box covering the signature area.

**PHILIP BROWN BA (HONS) MRTPI**