

Mr. S. Bambrick  
Service Director Planning and Environment  
Aylesbury Vale District Council  
The Gateway  
Gatehouse Road  
Aylesbury HP19 8F

24 February 2023

Our Ref: J004029

Dear Mr. Bambrick,

**Application for the Discharge of Condition 5 of planning permission approved under 21/04451/APP (PINS Ref: APP/J0405/W/22/3295749) regarding Plot 02, Sunset Park Homes, Whitfield Road, Brackley, NN13 5TD**

I refer to the above. WS Planning & Architecture have been instructed by Ms. Bridget Doherty to prepare and submit an Application for the Discharge of Condition 5 of planning permission approved under 21/04451/APP (PINS Ref: APP/J0405/W/22/3295749) on Plot 02, Sunset Park Homes, Whitfield Road, Brackley, NN13 5TD. In support of the application we attach,

- 01 Completed application forms,
- 02 Drawing no. J004029-TD01 – Site Development Plan,
- 03 Drawing no. J004023-TD00 – Site Development Masterplan
- 04 Premier-Tech Cesspit Drawing
- 05 Lighting Specifications

This covering letter should be read in conjunction with the submitted documents.

**Condition 5 – Site Development Scheme**

Condition 5 of the decision notice states that,

- “5. The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of such use shall be removed within 28 days of the date of failure to**

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meet any one of the requirements set out in (i) a) to f), ii, iii and iv below:

- (i) Within 3 months of the date of this decision a 'site development scheme' shall be submitted to include:
  - a) The internal layout of the site, including the layout of caravans;
  - b) the means of foul and surface water drainage of, and water supply to, the site, including the location and specification of cess pits, vertical and horizontal drain runs and water supply pipes and means of managing the foul water system and emptying any cess pit;
  - c) proposed and existing external lighting on the boundary of and within the site;
  - d) all hard and soft landscaping of the site, including tree, hedge and shrub planting with details of species, plant sizes and proposed numbers and densities as well as a schedule of maintenance for a period of 5 years to include provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies within 5 years of planting or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted;
  - e) the location and details of one electric vehicle charging point; and
  - f) a scheme to achieve measurable biodiversity net gain and mitigation including a timetable for implementation, monitoring and management and details of the baseline;

(Hereafter referred to as the site development scheme), shall have been submitted for the written approval of the local planning authority and the scheme shall include a timetable for its implementation.

- (ii) If within 11 months of the date of this decision the local planning authority refuse to approve the scheme or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Secretary of State.
- (iii) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted scheme shall have been approved by the Secretary of State.
- (iii) The approved scheme shall have been carried out and completed in accordance with the approved timetable. Upon

**implementation of the approved scheme specified in this condition, that scheme shall thereafter retained.”**

The condition requires submission of a Site Development Scheme within 3 months of the date of the decision letter, i.e. by 23 March 2023.

This letter, and the enclosed documents, should be read together as whole. This letter forms a part of the proposed Site Development Scheme (SDS), and its implementation timetable and maintenance plan.

**The Site Development Scheme**

I set out as follows the details prepared and submitted for the approval of the Local Planning Authority, which are contained within this letter, and the submitted documents.

**Criteria (a) - The internal layout of the site, including the layout of caravans**

With regard to the detail submitted on this matter, refer to the drawing labelled J004029-TD01. This plan details the layout of the plot, including the layout of the individual caravans.

All caravans are sited such that they situated 6m away from another caravan occupied as a habitable space, and 2m away from a public highway or internal access road.

**Criteria (b) - the means of foul and surface water drainage of, and water supply to, the site, including the location and specification of cess pits, vertical and horizontal drain runs and water supply pipes and means of managing the foul water system and emptying any cess pit**

With regard to the detail submitted on this matter, refer to the drawing labelled J004029-TD01. This plan details the location of the installed cesspits, and submitted alongside this letter is a drawing of the Cesspit system to be installed as a replacement of the system in situ. The unit has capacity for 84,000L, and would be due to be emptied every 45 days, if not sooner. The unit is fitted with an alarm to ensure no overfilling.

The submitted drawing also demonstrates the location of the existing soakaway system, with the wider site drainage to be supplemented by the installation of a French drain along the access to the plot.

Shown on the submitted drawing, on the overall “Masterplan”, as indicated by the Key, is the location of Mains Water pipeline through the site.

**Criteria (c) - proposed and existing external lighting on the boundary of and within the site**

External lighting is as shown on the plan. This lighting is to be retained, and is as evidenced in the attached specifications.

**Criteria (d)** - all hard and soft landscaping of the site, including tree, hedge and shrub planting with details of species, plant sizes and proposed numbers and densities as well as a schedule of maintenance for a period of 5 years to include provision for the replacement, in the same position, of any tree, hedge or shrub that is removed, uprooted or destroyed or dies within 5 years of planting or, in the opinion of the local planning authority, becomes seriously damaged or defective, with another of the same species and size as that originally planted

Landscaping is proposed along the northern boundary of the site in order to conserve and enhance the existing hedgerow.

It is proposed that the native planting scheme comprise,

- Mixed Hedge planting (double staggered row, 0.5m centres)
  - Species: Hazel (25%), Hawthorn (50%), Willow (25%),
  - All planting is to be of a 'regular standard' nursery stock which is a tree of a height of 0.6-0.9m above the soil level/root collar of 8-10cm.
- The use of native species to enhance the ecology of the area, and provide for locally present protected and priority species is sought,
- Each Planting element will be sourced by an appropriate supplier and planted on the site within the next Planting Season, subject to Planning Permission being granted, in accordance with these details.
- Any grassland should be subject to a spring cut (April or May) followed by a second cut during the autumn (August or September). All arisings should be collected and removed and be composted away from the grassland (as leaving cuttings will enrich the soil and promote a coarse grass monoculture). The management would be carried out on an annual basis.

It is considered the detail provided is sufficient for the discharge of this element of the condition, and the maintenance scheme will be explored further within this letter.

#### Planting Maintenance Schedule

With regard to the maintenance of the proposed planting, any hedgerow, tree, or planting that dies, is removed, uprooted, or destroyed within 10 years of their planting shall be replaced by planting of the same species during the next available planting season.

The following operations shall be undertaken as general maintenance measures within the site:

- (i) Ensure that all planting areas are kept free from litter,
- (ii) Removal of any leaf litter and either compost on the site or remove from site entirely,
- (iii) Regularly undertake weeding of planted areas,
- (iv) Undertake watering (as required) to ensure healthy growth of planting,

- (vi) Ensure that all hardsurfaced areas are swept/treated in order to be kept free from litter and leaves.

**Criteria (e) - the location and details of one electric vehicle charging point**

Refer to Drawing J004029-TD01. This plan denotes the location of the electric vehicle charging point on site.

**Criteria (f) - a scheme to achieve measurable biodiversity net gain and mitigation including a timetable for implementation, monitoring and management and details of the baseline**

as approved under 06/0699/APP have no grassed areas, no boundary vegetation, and are permitted to be separated by fencing. However, hedgerow to road is in situ, and should be preserved as part of Biodiversity Scheme.. Plot 02 is to have an area along the boundary of the site 0.9m wide where all hardstanding is to be removed, and shrubs (native shrubs are to be planted in order to create a “green corridor” through and around the site. All fencing along boundaries will have small gaps formed to allow for wildlife to pass through unobstructed. The mix of shrub planting proposed is Primrose, Hazel, and Dogwood.

The Site Development Scheme proposes a significant gain for biodiversity across the whole of the wider site as well, with the fencing along the southern boundary (south of Plots 5-10) being removed and replaced with a hawthorn hedgerow.

**Timetable for implementation of the SDS**

With reference to the Timetable for Implementation of the SDS all the works proposed are to take place within 12 months of the approval of these details.

**Conclusion**

In summary, it is considered that the details submitted as part of the Site Development Scheme are acceptable, and that Condition 5 can be discharged, to allow the development to be lawfully implemented.

If you have any queries regarding the above, or require clarification on any matters please do not hesitate to contact me.

Yours sincerely,



**Peter Brownjohn**  
**Senior Planner**  
Enc.