

Condition 1. The development is to commence in the spring of 2024.

Condition 2. The development shall be carried out in accordance with the following approved plans: drawing no. 397/01 – site location plan; Plan- SC 03 - planning main drawing, dated 9/4/22; Plan - SC 03A Services, dated 9/4/22; Plan - SC 04 Planting Scheme, dated 9/4/23; Plans- SC 07 Caravan Dimensions - elevations, floor plans and base details; and drawing no. AS/LW/0221. The plans are attached for your reference.

Condition 3.

- All existing tree cover is to be retained intact and care is to be taken to minimise any impact to the value of these trees. Tree root protection is to be in line with NJUG methodology. All existing trees within the construction zone are to be fenced off to outside of the Prohibited Zone. No movement of heavy mechanical plant (excavators etc.) will be undertaken within the Prohibited Zone and the Precautionary Zone will be avoided. Spoil or material will not be stored within the Prohibited Zone and will be avoided within the Precautionary Zone.
- Illumination of mature trees is to be avoided as well as the E, S & W site boundaries, to avoid all light spill further afield. All lighting is to be low level lighting and installed as per the lighting schedule as shown on drawing SC 04 Planting Scheme attached and please see Fig 1.0 each light to be fitted with and E27 LED bulb 3000k warm white.



Fig 1.0

Bird and bat boxes are to be installed on suitable trees, as shown on SC 03 Planning Main Drawing attached, to increase roosting opportunities and for bats that may forage around the site boundaries.

- New planting is to include native species and plants of value to pollinators and other wildlife. Indicative landscaping enhancements are included on the latest layout proposal, with suggested planting list also submitted. Please see the attached drawing SC 05 Planting Scheme Excel.

- The boundary treatments are to remain permeable and low-impact to aid movement of wildlife; avoiding new barriers for larger mammals including badgers that may utilise the wider area as part of their territory. There is an existing Laurel boundary hedge and no solid fence panels or brick walls are to be installed.
- Care will be taken at all times and clearance of existing debris/compost piles undertaken manually. In the event that any such species are disturbed or uncovered, they are to either be caught by hand and relocated to a safe area (such as the SE corner which is to be retained intact), or left to vacate the site in their own time
- All in-use bird nests and their contents are to be protected. Therefor where active nesting maybe present any required clearance will be avoided during the period 1st March to 31st August inclusive.
- If trenches cannot be in-filled immediately they are to be either covered overnight or escape routes are to be provided. These should be in the form of rough boards placed at 450 from the bottom of the trench, with their upper ends above ground level.

Sunnycott Caravan Park Extension Time Table	
Mar-24	Fence off the trees close to the development site to ensure that plant machinery avoids those areas and no excavation can occur within the prohibited or precautionary zone of the trees.
Apr-24	Clear any compost or debris from the construction zone
	Make good the existing caravan bases of caravan 15 and caravan 20 Turn caravan 15 and caravan 20 to make way for the new road.
May-24	Commence groundworks for the passing spaces, services, new road and pathways to the new caravan bases, bin store and additional parking.
Sep-24	Installation of the new caravans
	Make good any ground work
Oct-24	Commence planting scheme

Condition 4. New parking spaces are to be to the side of each caravan and to the rear of the new waste disposal centre. The passing spaces and car parking are shown on drawing SC 03 Planning Main Drawing attached for reference. The new road, access to the caravans from the road and any new car parking spaces or pathways are to be constructed from Gridforce or similar product with grass or shingle finish. The top soil is to be removed and stored to be re used. 175mm of free draining well compacted type 3 sub base is to be installed on top then a 30mm layer of 60/40 rootzone soil topped with the Gridforce GS40 system and the top soil replaced and rolled onto the GS40 pavers. Footpaths and caravan access locations will have the same construction details as the road but are to be finished with shingle. This will stabilise the clay soil and ensure caravan and site access for emergency and heavier vehicles.

Condition 5. Prior to any construction work commencement tree protection fence is to installed as shown on the plan SC 20 Tree Protection Fence the type is to be as per Fig 2. below Fig 2.



Condition 6. The colours of the caravans to be installed are to compliment the existing caravan colours. The existing caravan colours are beige, grey, green, white and cream.

Condition 7. All lighting is to be low level lighting and installed as per the lighting schedule as shown on drawing SC 04 Planting Scheme attached and please see Fig 1.0 each light to be fitted with and E27 LED bulb 3000k warm white.

Condition 8. Surface water run off design has been conducted in relation to the surface water run off and green field run off calculations please refer to documents SC 21 Green Field Run Off Rates and SC 22 Surface Water Storage Requirements. The recommendation for the water storage vessels is 3 cubic meters but it is the intention to install 15 cubic meters of storage. Each car parking space is to incorporate StormCrate55 (Fig. 2) designed to the manufacturer's instructions that will capture excess water run-off from the caravans and parked cars and slowly release it into the ground. Brett Martin StormCrate55 can be used in storm water retention, attenuation and infiltration applications. Designed to be easily stacked together, they will create a below ground stormwater holding tank, or they can allow the infiltration of storm water into the ground around them. During heavy rainfall, the void which the crates have created will be filled up with rainwater. If the crates are used for attenuation, the water will then drain away slowly into the drainage system. However, if you are using the crates for infiltration, then the water will slowly soak away into the ground water table. This system will aid rain water attenuation allowing the rain water to soak into the ground and then be slowly released. The use of SuDS onsite will ensure that the surface water is gradually allowed to soak away and will avoid flash flooding or excess water from entering onto the neighbour's land. SuDS, as defined in the SuDS manual, sustainable drainage systems are an

approach to surface water management that combines a sequence of management practices and control structures designed to drain surface water in a more sustainable fashion than some conventional techniques i.e. concrete. These systems infiltrate, store, convey and partially treat surface water runoff, which minimises environmental impact and maximises environmental opportunities. For more information refer to The SuDS manual (CIRIA C697, 2007). The pathway leading to the bin store will need to be hard standing. The existing hard standing pathway is to be relaid with permeable paving. Any excess water is to be diverted to the wet land area where it will help to form a new ecological habitat.

Fig. 2



Sunnycott Caravan Park Extension Time Table	
Mar-24	Fence off the trees close to the development site to ensure that plant machinery avoids those areas and no excavation can occur within the prohibited or precautionary zone of the trees.
Apr-24	Clear any compost or debris from the construction zone
	Make good the existing caravan bases of caravan 15 and caravan 20 Turn caravan 15 and caravan 20 to make way for the new road.
May-24	Commence groundworks for the passing spaces, services, new road, install Stormcrate55 and pathways to the new caravans, caravan bases, bin store and additional parking.
Sep-24	Installation of the new caravans
	Make good any ground work
Oct-24	Commence planting scheme

Any new road or parking space is to avoid the use of concrete or other impermeable surface and instead use a permeable surface. The new road, access to the caravans from the road and any new car parking spaces or pathways are to be constructed from Gridforce or similar product with grass or shingle finish to aid the SuDS rainwater management system (Fig. 1). The top soil is to be removed and stored to be re used. 175mm of free draining well compacted type 3 sub base is to be installed on top then a 30mm layer of 60/40 rootzone soil topped with the Gridforce GS40 system and the top soil replaced and rolled onto the GS40 pavers. Footpaths and caravan access locations will have the same construction details as the road but are to be finished with shingle. This will stabilise the clay soil and ensure caravan and site access for emergency and heavier vehicles.