

# Strategic Planning Committee

21 April 2021

## 6) 20/10267/FUL The Paddock, Hook, SN4 8EA

Change of use of land to a gypsy and traveller residential caravan site consisting of 4 pitches, each containing 1 mobile home, 1 touring caravan, 1 semi-detached utility building, car parking, access and children's play area

**Recommendation: Approve with Conditions**



Site Location Plan



Aerial Photography







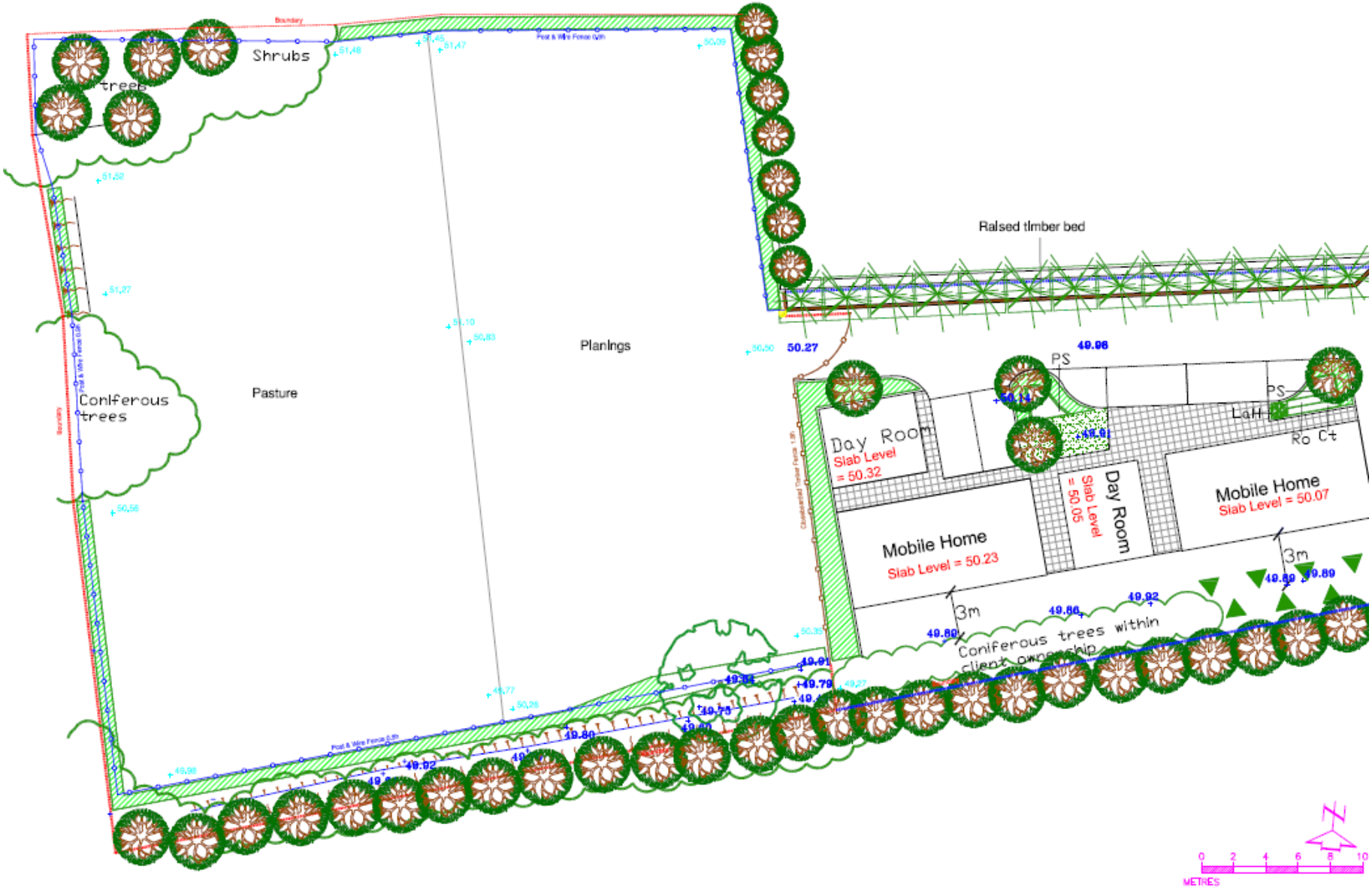




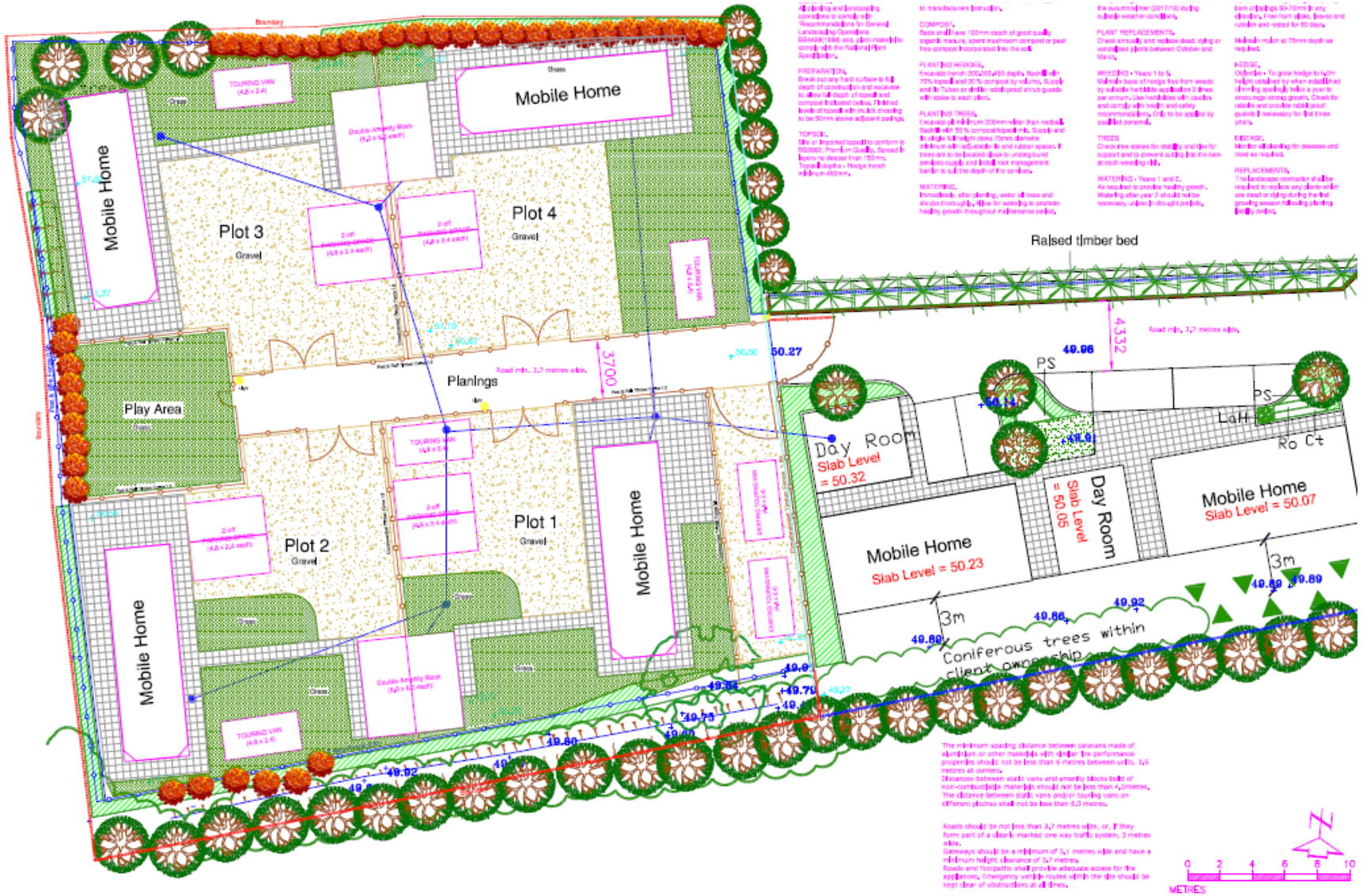




# Existing block plan



# Proposed block plan



**FOUNDATION AND DRAINAGE**  
 Foundations shall be as recommended in the General Landworking Ordinance. Foundations shall be as recommended in the General Landworking Ordinance. Foundations shall be as recommended in the General Landworking Ordinance.

**COMPOST**  
 Beds shall have 100mm depth of good quality organic matter, cover maximum area or soil free compost incorporated into the soil.

**PLANTING BEDS**  
 Excavate trench 300mm x 450mm depth, backfill with 20% compost and 80% topsoil by volume. Stack and store for 6 weeks to allow compost to mature before use.

**PLANTING TREES**  
 Excavate pit 1.8m deep x 300mm wider than roots, backfill with 50% compost and 50% topsoil. Use 1.8m wide beds for trees and 300mm wide beds for shrubs and plants. Check tree status for root health and soil moisture before planting. Check tree status for root health and soil moisture before planting.

**TOPSOIL**  
 Use a screened topsoil to conform to BS2003: Planting Quality. Spread to a depth of 100mm. Topsoil should be kept moist until rain arrives.

**IRRIGATION**  
 Irrigation, after planting, water all trees and shrubs thoroughly. Allow to settle to prevent healthy growth throughout maintenance periods.

**PLANT REPLACEMENTS**  
 Check annual and replace dead, dying or unwanted plants between October and March.

**REPLACEMENT - Years 1 to 5**  
 Replace any plants that die or are removed by the client or the contractor. Use the same species and size as the original plant. Check tree status for root health and soil moisture before planting.

**TREES**  
 Check tree status for root health and soil moisture before planting. Check tree status for root health and soil moisture before planting.

**WATERING - Years 1 and 2**  
 As required to provide healthy growth. Watering after year 2 should not be necessary unless drought periods.

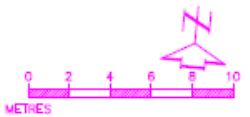
**DECKING**  
 Decking shall be as recommended in the General Landworking Ordinance. Decking shall be as recommended in the General Landworking Ordinance. Decking shall be as recommended in the General Landworking Ordinance.

**HEDGES**  
 Excavate trench 300mm x 450mm depth, backfill with 20% compost and 80% topsoil by volume. Stack and store for 6 weeks to allow compost to mature before use.

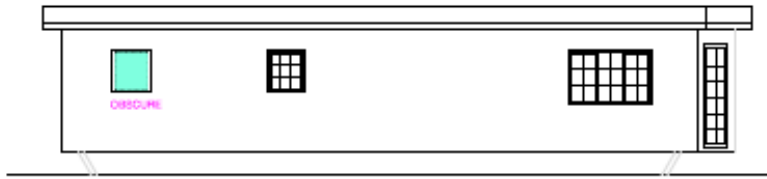
**REPLACEMENTS**  
 Check annual and replace dead, dying or unwanted plants between October and March.

The minimum loading distance between caravans made of aluminium or other materials with similar performance properties should not be less than 6 metres between ends, 3.5 metres at corners.  
 Distance between ends, vans and amenity blocks built of non-combustible materials should not be less than 4.0 metres.  
 The distance between ends, vans and/or touring vans in different pitches shall not be less than 6.2 metres.

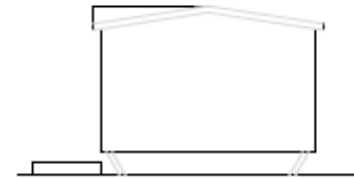
Roads should be not less than 3.2 metres wide, or, if they form part of a clearly marked one way traffic system, 3 metres wide.  
 Caravans should be a minimum of 3.4 metres wide and have a minimum height clearance of 3.7 metres.  
 Roads and footpaths shall provide adequate access for the application, emergency vehicle routes within the site should be kept clear of obstructions at all times.



# Proposed elevations



PROPOSED REAR ELEVATION

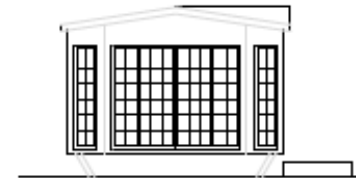


PROPOSED SIDE ELEVATION

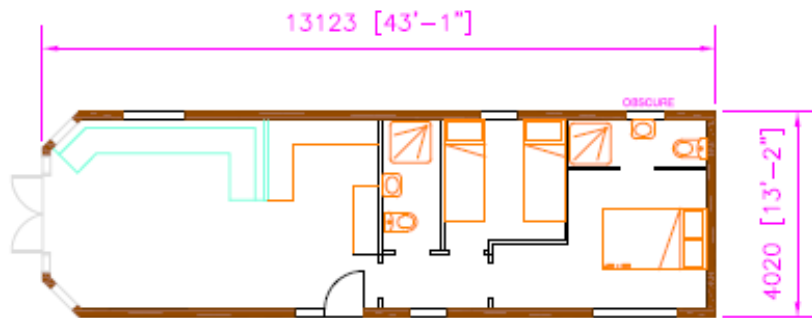


PROPOSED FRONT ELEVATION

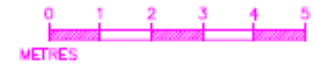
OPAQUE



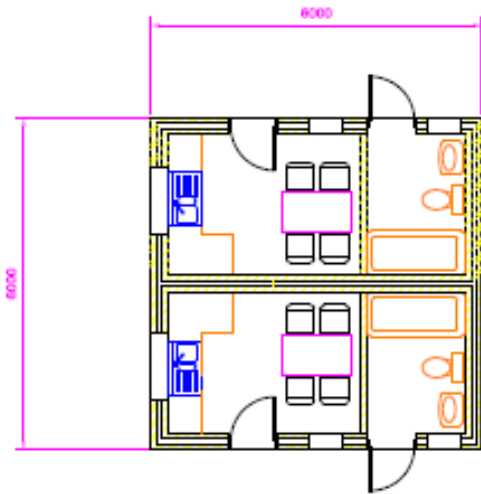
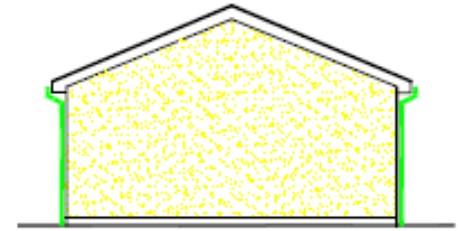
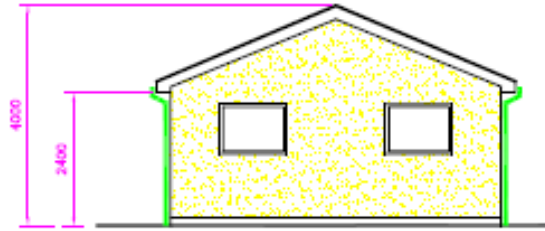
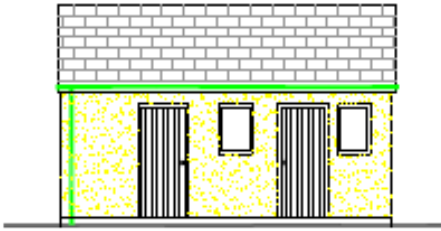
PROPOSED SIDE ELEVATION



PROPOSED FLOOR PLAN



# Proposed elevations



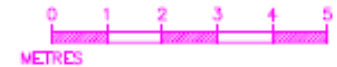
PROPOSED FLOOR PLAN



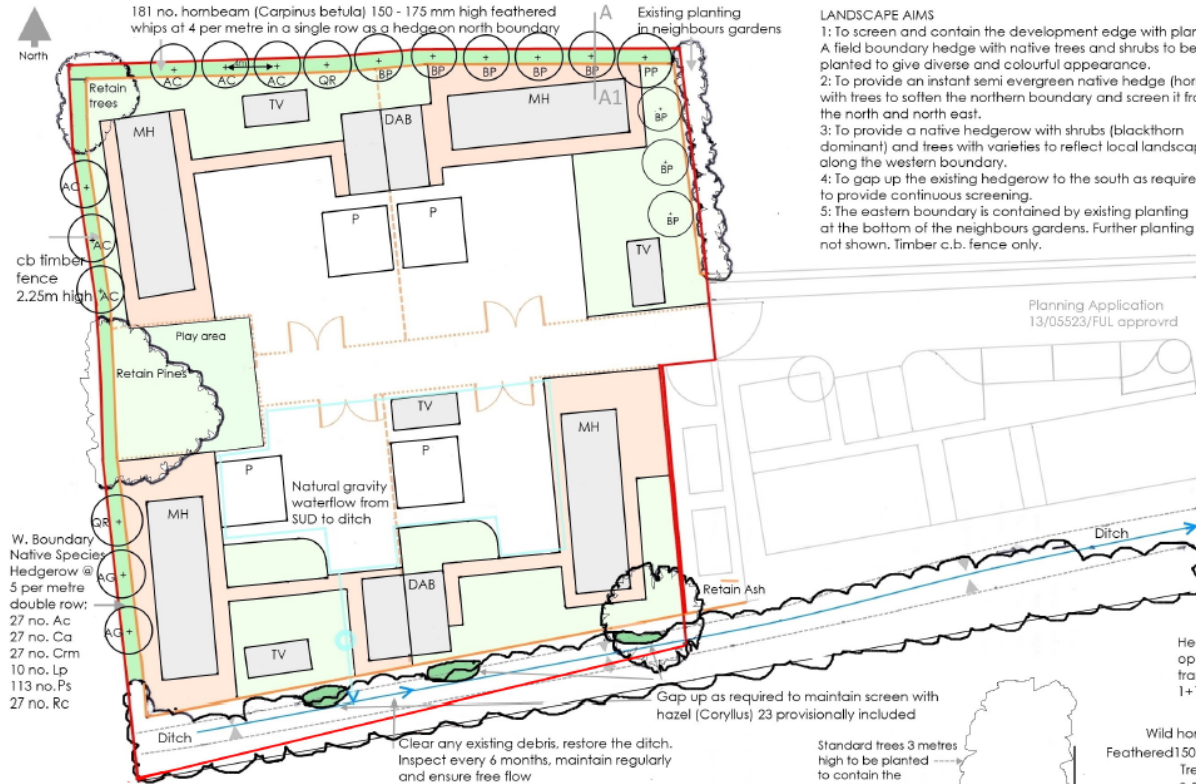
WALLS;  
CAVITY WALLS CONSISTING OF  
FAIR FACED BLOCKS INTERNALLY  
AND RENDERED BLOCKS  
EXTERNALLY.

ROOF;  
CEMENT FIBRE SLATES

WINDOWS & DOORS;  
UPVC DOUBLE GLAZED WINDOWS,  
SOLID TIMBER DOORS.



# Landscaping plan



## LANDSCAPE AIMS

- 1: To screen and contain the development edge with planting. A field boundary hedge with native trees and shrubs to be planted to give diverse and colourful appearance.
- 2: To provide an instant semi evergreen native hedge (hornbeam) with trees to soften the northern boundary and screen it from the north and north east.
- 3: To provide a native hedgerow with shrubs (blackthorn dominant) and trees with varieties to reflect local landscape along the western boundary.
- 4: To gap up the existing hedgerow to the south as required to provide continuous screening.
- 5: The eastern boundary is contained by existing planting at the bottom of the neighbours gardens. Further planting is not shown. Timber c.b. fence only.

## KEY

- Trees to be retained
- New native trees
- Hedgerow to be retained
- New native shrub hedgerow
- Grass
- Close boarded timber fence 2.25 metres high
- Close boarded fence 1.8 metres high
- Post and rail timber fence 1.2 metres high
- Gravel
- Paving slabs
- Site boundary
- Existing ditch
- Water attenuation area SUD Refer to Cole Eastern Dwg 6874/500
- MH Mobile home
- DAB Double amenity block
- TV Touring van
- P Parking

## PLANT SCHEDULE

Ref	No.	Size
Ac	27	60-80
Ca	50	60-80
Crm	27	60-80
Ps	113	60-80
Rc	27	40-60
Lp	10	2L
Cb	181	175
AC	6	std
AG	3	std
BP	8	std
PP	1	std
QR	2	std

Wild honeysuckle  
Feathered 150 - 175 mm  
Trees  
2.5 - 3 m. high

Hedging open ground transplants 1+1

Plants listed in schedule:  
*Acer campestre*  
*Corylus avellana*  
*Crataegus monogyna*  
*Prunus spinosa*  
*Rosa canina*  
*Lonicera periclymenum*  
*Carpinus betulus*  
*Acer campestre*  
*Alnus glutinosa*  
*Betula pendula*  
*Prunus padus*  
*Quercus robur*

## PREPARATION, PLANTING & ESTABLISHMENT

Position the new boundary hedge a little way back approx 900 mm from the boundary line. Strip grass and weed clearing all vegetative growth 450 mm either side of the hedgerow. Add multi-purpose compost and cultivate well to a minimum depth of 400 mm. With the soil free from any deleterious material eg concrete. Planting shall not take place in frosty, snowy or waterlogged conditions. Bare root plants shall be planted between November and March. All plants shall be top quality. They shall be planted to the same depth or very slightly deeper than they were grown. It is recommended the roots are dipped in Rootgrow. Plants shall be upright, firmed in, and wind resistant, with no air pockets around the roots. Dress plants with slow release fertiliser as per manufacturers instructions

Trees shall be planted in a tree pit 600 x 400 x 450 mm, compost shall be added to the topsoil backfill and fertiliser added. Stakes to be peeled round pressure treated softwood, pointed, and of minimum diameter 75mm. Free ties shall be nail on type with cushioned spacers eg toms or similar. Hedge protection: Spirals 60 x 38 mm with a 900 mm cane if there is a rabbit problem. Remove after 3 years.

Mulching: lay bark nuggets eg Melcourt or similar to a depth of 75 mm, evenly spread over the full width of the shrub bed, keep cultivated ground weed free. Watering: Water all plants in after planting and before mulching. Maintenance: newly planted areas are to be maintained for 5 years. Any plants that die, become damaged, diseased are to be replaced with similar species. Management: Maintain hedgerows 3-5 metres height to maintain screen and contain development.

R2 26.03.2021 S. Boundary revision  
Ref Planning Application: 18/11739/FUL

R1 15.7.19: 3 no. *Betula p.* added to bolter E boundary

Project The Paddocks, Hook  
Drawing Soft Landscape Proposals  
Dwg ref BW/AM/H/L1x2  
Date March 2021  
Scale 1:400 @ A4 Plan

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T: 01985 213474

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