

Land adjacent Mandai

Condition 5 - Site Development Plan

Timetable

	Action	To start	Complete
1.	Tidy up site	May 2022	September 2022
2.	Erect boundary fencing/wall	July 2022	July 2022
3.	Connect to foul sewer	August 2022	August 2022
4.	Lay concrete access road	August 2022	August 2022
5.	Lay concrete bases and hardstandings	August 2022	August 2022
6.	Hedge planting, grass seeding	September 2022	September 2022
7.	External lighting	September 2022	September 2022

Note: Having regard to the Report regarding potential disturbance to Brent Geese no work likely to disturb the birds should take place between October and March. The provision of 1.8 metre fencing should be undertaken first to screen the birds from disturbance.

Currently the site is bounded by 1.8 metre fencing with conifer hedging to the outside. This will be retained.

The exception is to the rear where new fencing and conifer planting will be provided to match, and to the front where the owner proposes a 1 metre brick wall with conifer planting behind similar to that which exists to the house to the north on the eastern side of the road.

A pedestrian emergency exit will be constructed at the north-east corner allowing access onto the bank at the front as part of the flood plan.

New 1.8 metre brick gate pillars will be built, a minimum of 12 metres back from the road.

Previously foul water has been discharged to a septic tank. It is now proposed to connect to the sewer which crosses the site.

The access road running from St Peter's Road through the site which is already hard surfaced will be tarmacked.

External lighting will be provided to the gate pillars and utility block using pir lighting

Concrete bases for the caravans to be parked will be laid and the remainder of the site will be grassed. The parking provided adjacent to each caravan will have plastic grass grid