

Head of Planning
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth Garden City
SG6 3JF

18 May 2026

Dear Sirs,

**RE: DISCHARGE OF CONDITION 4 ATTACHED TO PLANNING
PERMISSION No. 25/00979/FP
PROPOSED GYPSY/TRAVELLER CARAVAN SITE
PULMER WATER, ST ALBANS ROAD, CODICOTE**

Please find attached completed planning application forms, plans and supporting information in respect of the above-mentioned matter.

Condition 4 attached to planning permission No. 25/00979/FP states as follows:

The use hereby permitted shall cease and all caravans, structures, equipment and materials brought onto the land for the purposes of that use shall be removed within 3 months of the date of failure to meet any one of the requirements set out in (i) to (iv) below:

(i) Within 3 months of the date of this decision and notwithstanding the details shown on the Site Layout Plan a site development scheme (SDS) shall be submitted to the local planning authority for their written approval and shall include:

a) the layout of the site including the locations of the mobile homes, vehicle parking and any CCTV poles and cameras;

b) details of the landscaping of the site, including a planting schedule and specification consisting of species, plant sizes and numbers, and details of any boundary treatments including heights and materials;

- c) a surface water drainage scheme including details of its maintenance and management scheme, with evidence of a viable means of discharge off site. The drainage scheme shall be effective in all storm events up to and including the 1 in 100-year event (+40%CC). Where existing drainage is to be retained, details to demonstrate it is of suitable condition and capacity shall be provided;*
- d) a scheme for foul wastewater disposal;*
- e) details of the storage of waste and recyclables;*
- f) a scheme to demonstrate that biodiversity will be enhance over and above the baseline condition of the appeal land;*
- g) a scheme for all external lighting;*
- h) details of the restoration of the site to its condition before the development took place (or as otherwise agreed in writing by the local planning authority) at the end of the period when the site is occupied by those permitted to do so;*
- i) a timetable for the implementation of the SDS*

SITE DEVELOPMENT SCHEME (SDS)

(a) Site Layout

A plan is attached with this application (Drawing No. PBA 1 Revision A) showing the siting of mobile homes, vehicle parking, bin storage, external lights and, CCTV poles and cameras.

(b) Soft Landscaping

The site is screened along its northern, southern and western boundaries by existing evergreen hedgerows which are to be retained. The eastern boundary is to remain open to the remainder of the Pulmer Water Caravan Site.

The only opportunity for additional planting is by the provision of small lawned areas between pitches, as shown on the attached Site Layout Plan.

Existing hardstanding areas to be restored to grassland, as shown on the Site Layout Plan, in order to enhance its value for amenity and biodiversity. Area 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 grass seed at a rate of 25 kilos of seed per hectare.

(c) Surface Water Drainage

The methodology to be adopted for surface water control is to slow the entry of the surface water into the groundwater by using flow control devices (in this instance infiltration), then retain the runoff by using below ground storage (permeable paving). The reduced impact of the development upon the drainage infrastructure will therefore reduce the potential for surface water flooding.

The proposed hardstanding comprises brick hardcore, overlain with a top layer of 60 mm of gravel chippings. This hardstanding is permeable and, in effect, acts as a soakaway: storing water during periods of heavy rainfall, and allowing it to infiltrate naturally into the ground below. The only increase in impervious cover will be the mobile homes amounting to about 320 square metres. The discharge of roof drainage from the proposed caravans to properly constructed French drains (linear trench filled with stone) provided along the southern and western boundaries of the hardstanding, in order to intercept any excess surface water run-off, provide on-site storage of rainwater, and assist the infiltration of surface water into the ground.

A 60-metre length of French drain, one metre wide and one metre deep, with a gravel porosity of 30%, would provide an available storage volume of 18 m³. The roofs of the mobile homes amount to about 320 square metres of impermeable surface. A 1-in-100-year storm would be expected to result in 66mm of rain over a 6-hour period. For an impermeable surface, 42.2% of this would be expected to run-off onto adjacent land and, for an impermeable surface covering 320m², generate a volume of about 12 m³ of run-off. With a 40% allowance for climate change, the storage capacity required would

amount to 16.8 m³. The proposed filter drains would, therefore, have adequate capacity to cope with surface water run-off even during an extreme rainfall event, even allowing for climate change.

The application site is underlain with chalk, part of the Lewes Nodular Chalk Formation, and overlain with lime-rich loamy soils, described by LandIS - Land Information System – as being freely draining.



Figure 1 – Extract from British Geological Survey showing the application site as falling within the Lewes Nodular Chalk Formation

(d) Foul Drainage

Foul drainage is proposed to be by means of a new “*Marsh Ensign 35*” package sewage treatment. The treatment plant would discharge to a soakaway. The location of the treatment plant is shown on the Site Layout Plan.

The treatment plant will be de-sludged once per year and, maintained in accordance with the manufacturer's instructions. The proposed foul drainage system has sufficient capacity to serve a population of 35 persons, sufficient for the 8 mobile homes to be accommodated on the approved caravan site. Details of the proposed treatment plant are enclosed with this application.

(e) Storage of Waste and Recyclables

Waste storage would be in the form of individual wheelie bins provided by the Local Authority, with each mobile home provided with one bin for general waste and, one for recycling. These bins would be housed within bin stores located adjacent to the mobile home, within metal (non-combustible) bin stores. A brochure for the proposed bin stores is attached with this application and, their location is shown on drawing No. PBA 1.

Waste disposal would be by means of the Local Authority collection service. As happens currently for the existing mobile homes, bins are assembled for emptying in the bell-mouth at the entrance to Pulmer Water.

(f) Biodiversity Net Gain

The site is almost completely hard-surfaced and, rather than remove any features of value for biodiversity, the scheme will restore some small areas of grassland. Furthermore, it is intended to install the following enhancements:

Bird and Bat Boxes

A total of 2 bird boxes and 2 bat boxes to be installed on wooden poles along the northern boundary of the land, in accordance with the manufacturer's instructions. Brochures for the bird and bat boxes are attached with this application and, their proposed locations are shown on the attached Site Layout Plan.

To enhance the nesting opportunities for birds it is proposed to erect two open-fronted nest boxes. The open-fronted box is made from woodcrete with a galvanised steel hanger. It measures 150 mm x 200 mm x 200 mm and

weighs 2.5 kg. The bird boxes will be erected a minimum of 3.0 metres above ground level. The Harlech bat box is made from Woodstone and is suitable for a range of bat species. The inner chamber measures 110 x 190 x 110 cm and the weight is 4.0 kg. It is suitable for tree mounting, and both boxes will be erected facing west to catch the evening sunshine, at a minimum height of 3.0metres above ground level.

(g) External Lighting

Apart from the external lights attached as standard on caravans, the existing external lighting comprises of 5 lamp-posts, located as shown on the Site Layout Plan attached with this application. A photograph of the lamp-posts is attached with this application.

(h) Site Restoration

The condition of the land before development took place was primarily as a grass field. Restoration of the land to its former condition will therefore involve removal of the mobile homes/caravans from the land, together with the associated hardstanding and underground services installed on the land to facilitate its use for the stationing of residential caravans.

The mobile homes, any ancillary buildings or structures, and all materials arising from their removal from the land, including hardstanding and underground services, to be removed from the land within 6 months of cessation of the use of the land as a caravan site, in accordance with condition 2 attached to planning permission No. 25/00979/FP.

Existing areas of hardstanding to be removed to be excavated down to subsoil, and the resultant spoil removed from the site for disposal; and the land laid to grass. 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. Sowing of grass areas would take place in the first available Spring following restoration of the land.

(i) Timetable for Implementation

The approved means of foul and surface water drainage to be implemented within 6 months of approval of the submitted scheme. Sowing of grass to be carried out in the first Spring following approval of the SDS. Measures for the enhancement of bio-diversity to be implemented within 3 months of their approval.

I trust that you now have sufficient information to discharge condition 4 attached to the planning permission and, I look forward to receiving written confirmation at your earliest convenience.

Kind regards,

Philip Brown BA (Hons) Urban & Regional Planning