Discharge of conditions relating to application 24/00938/FUL - Mobile Home at Tower Farm and Stables, High Street, Yelling PE19 6SA

Supporting Statement

1. The Approved Application - 24/00938/FUL

1.1 The application was for the '*Retrospective change of use of land from equestrian use (Sui Generis) to a mixed use of equestrian and gypsy/traveller residential use (Sui Generis) creating 1 pitch comprising 1 mobile home with associated parking and amenity.'*

1.2 The application was approved with conditions on 24th April 2025.

2. Discharge of Condition 6 - Various Matters

2.1 Condition 6 required the following details to be submitted, including a timetable for implementation;

- The means of foul and surface water drainage of the site;
- Proposed and existing external lighting on the boundary of and within the site;
- The internal layout of the site, including the siting of caravans, hardstanding, parking, bin storage and amenity areas;
- Appearance (including elevations and materials) of all proposed structures and hard landscaping, including storage sheds, bin storage and boundary treatments;
- Details of external lighting;
- Details of proposed and existing tree, hedge and shrub planting (including details of species, plant sizes and proposed numbers and densities);
- Details of any works to hedges on the boundary of the site, which may include removal of non-native species;
- Ecological enhancements, including specification and location.

2.2.1 Means of foul and surface water drainage - a foul water treatment unit has been installed as part of the approved scheme for a Day Room for the manege (22/01500/FUL). The unit is a Marsh ENCO 16 unit which discharges clean, treated effluent capable of safely discharging to a soakaway. This soakaway has also been installed.

2.2.2 The surface water from the mobile home is to discharge into a proposed soakaway, as the attached Site Plan PD1553/11. This is planned to be installed by the end of August 2025.

2.3 Proposed external lighting - no external lighting is proposed to the boundary or within the site except for a night to dawn, motion activated light by the main entrance of the mobile home. To be installed by the end of August 2025.

2.4 The internal layout of the site - see attached Site Plan PD1553/11. The mobile home has already been sited. The hardstanding, parking, bin storage and amenity areas to be installed by end of August 2025.

2.5.1 Appearance - please refer to the attached elevations of the mobile home (PD1553/04). The shed is a standard timber shed, 10' x 8', with dual pitched roof. Please refer to PD1553/12 for shed elevations and materials.

2.5.2 Appearance of boundary treatments - the northern and eastern boundaries have been planted with native hawthorn hedging.

2.6 Appearance - all other buildings on site are approved as part of previous applications. All elevations and materials of these structures are available via the local council's planning website.

2.7 Details of external lighting - see 2.3.

2.8 Details of proposed and existing tree, hedge and shrub planting - see 2.5.2.

2.9 Details of any works to hedges on the boundary of the site, which may include removal of non-native species - see 2.5.2.

2.10 Ecological enhancements, including specification and location - see 2.5.2.

3. Discharge of Condition 11 - Vehicular Access

3.1 Attached to this application is plan HC01B - Highway Crossing, detailing the proposed vehicular access. The gates shown on the access were previously discharged as part of conditions attached to application 19/02608/FUL (C12 - 22/80146/COND).