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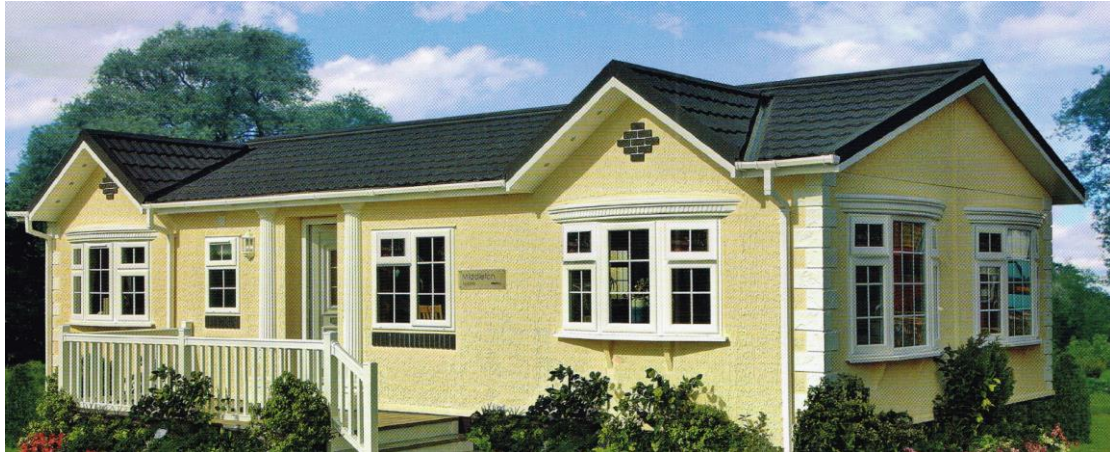
The existing entrance to the site off Man Street is currently vacant this application is to extend the park homes in this area and landscape it in the same vein as the rest of the park.

Site Layout

Crofters Vale Park Home site has a 5MPH speed limit starting from when you enter the park. There are currently 16 Park homes on the site.

Each plot has its own parking space, and some amenity surrounding the park home.

Proposed Park Home



The image above shows a typical Middleton Park Home and is taken from the Omar Brochure which accompanies this application.

The new park homes are proposed to be the 'Middleton' Park Home by Omar Park Homes. The Middleton has two double rooms, one with an en-suite, and will be fully furnished and ready to live in.

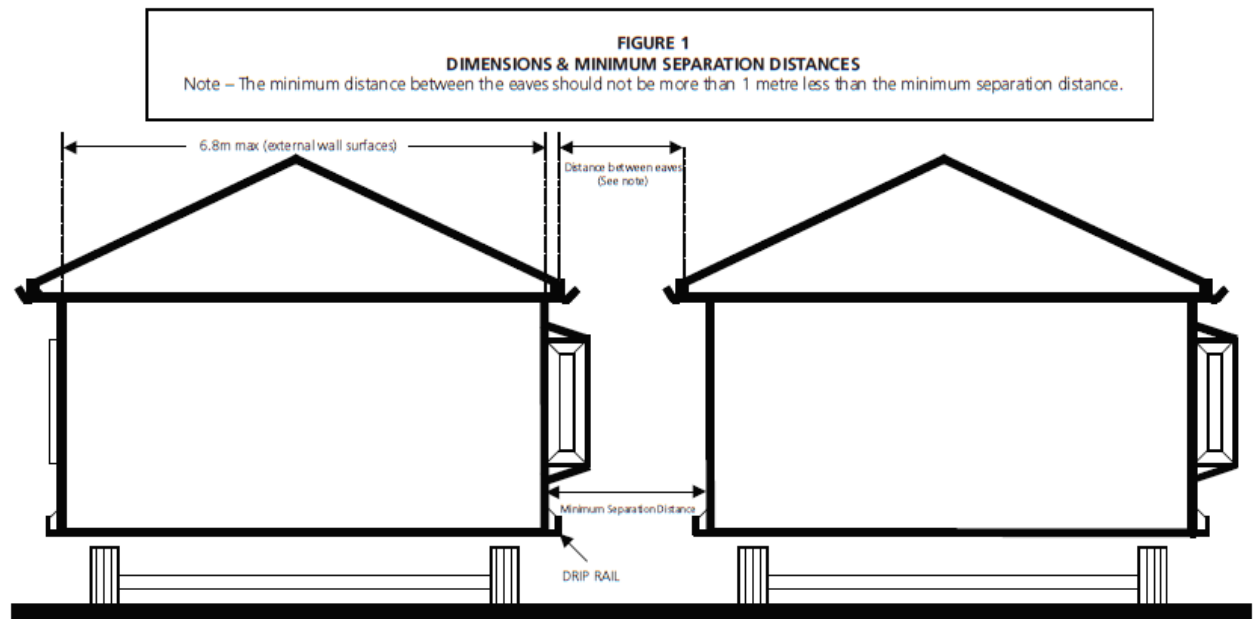
A small shared, brick built, non combustable garage block is also proposed between the homes for secure vehicle / garden storage, whilst also affording a parking space in front of the garage. The style of the garage block is to match the existing out buildings locally.

The Homes will be connected directly to the existing drainage system. The drains will be regularly maintained and serviced as part of each homes tenancy agreement on the Park Home Village site.

Statutory Legislation

The extension will be in accordance with 'Model Standards 2008 for Caravan Sites in England; Caravan Sites and Control of Development Act 1960 – Section 5'

Park homes have to be a minimum of 6m from each other and clad in class 1 material, they also have to be 2m from a road or car park.



Park Home base

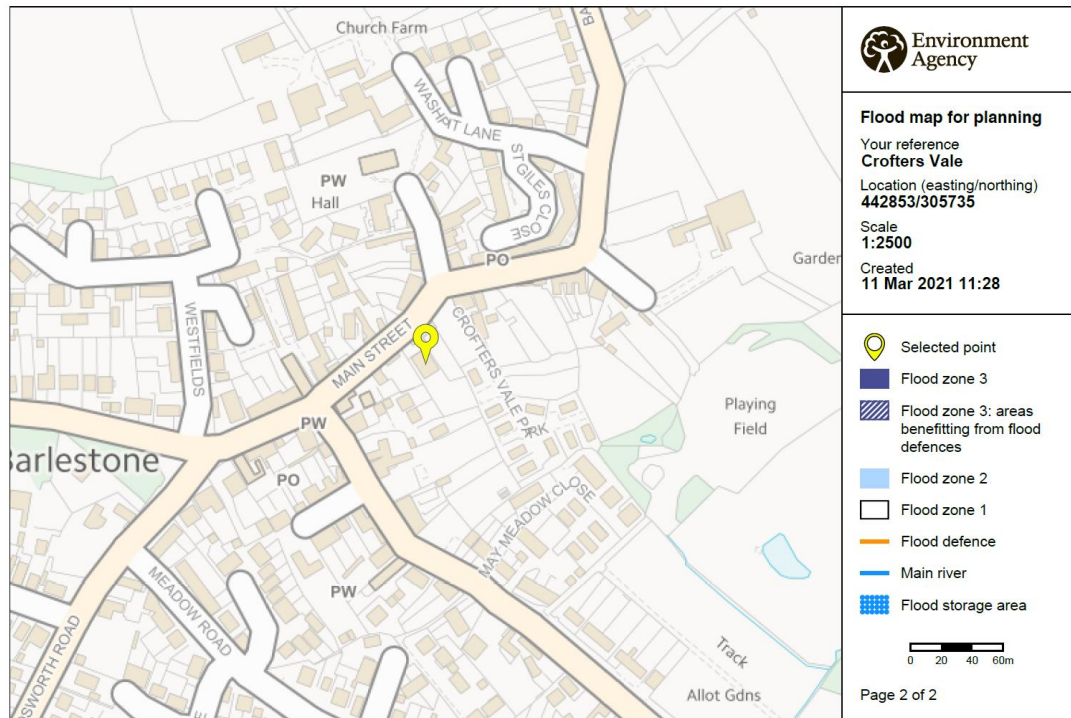
The bases for the park homes will be in accordance with the following paragraph from 'Model Standards 2008'.

Paragraph 43 states

"A hard core base to a minimum depth of 150 mm, well consolidated and topped with 100 mm of concrete (mix as BS8500-2:200610) shall be used. The finished raft must be generally level with due allowance for surface drainage. Where the ground conditions so require, thickening or the introduction of reinforcement of the raft may be necessary."

Flood Risk

Crofters Vale is in Flood Zone 1 with no issues relating to flooding



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Summary

The proposed extension to Crofters Vale Park is to accommodate two additional park homes for retirees who want to down size from a traditional house and release the equity from the property they own, so that they can enjoy their retirement in a rural village setting.

We respectfully request the local planning authority support the application.

stuArch
18/03/2021