



## **RE-WATERING BOURTON MEADOW SECTION OF CANAL**

**PLANNING APPROVAL REF 12/00249/APP**

### **SCHEDULE OF SUPPLEMENTARY INFORMATION REQUIRING APPROVAL UNDER PLANNING CONDITION 2 – HARD AND SOFT LANDSCAPING**

1. Details of hard landscaping:

Hard landscaping is limited to re-surfacing of the canal towpath. Pedestrian access to the site is via public footpath along the Ouse Valley Way, which follows the original towpath of the canal throughout its course from the application site through to the county boundary with Northamptonshire. The picture below shows the towpath as existing. At the junction of the level towpath and the sloping side of the canal profile there is a wooden plank which will be removed and replaced by coir rolls at water level. The towpath will be dressed with a 75mm layer of compacted MOT Type 1 aggregate or similar material. This will be subject to final agreements with the Buckinghamshire County Council Rights of Way team with whom discussion are ongoing.



2. Details of soft landscaping:

There are existing hedges along the E and W boundaries of the site, with a good variety of species including elder, cherry, blackthorn, goat willow, hawthorn, hazel, bramble and dog rose. The base of the hedge also has species including nettle, hedge bedstraw, ivy, sorrel, broadleaved dock, nettle, lords and ladies great willow herb and hogweed. Where specimens have failed or where gaps exist these will be re-planted with species from the preceding list. Ongoing discussion with Environment Agency, Natural England, AVDC biodiversity team and the landowner will continue throughout the project including the planted species selection.

3. Details of earth bunds:

A bund is proposed at the N end of the site with the purpose of retaining water from entering the adjacent property. The bund will be in the form of a pyramid with a flat surface that will be planted with grass and the top of which will be level with the existing towpath. Any accumulated water that gathers between the bund and the boundary fence of the adjoining property will be drained into the adjacent field via an overflow pipe, as agreed with landowner.

Appendix A reproduces Figure 3.8 from section 3.5.3 of the planning application which provided a detailed cross section.

4. Trees to be retained showing their species, spread and maturity:

As noted in the planning response from the AVDC green spaces team (28/3/2012) a single ash and an oak stand adjacent to the site and will not be harmed by the proposed work. No other trees are within or adjacent to the site. For clarity the existing hedges covered in point 2 have no trees within them.

5. Proposed finished levels or contours:

There are no alterations proposed to the existing contours of the development site. The original contour of the towpath will be retained.

6. Means of enclosure:

No additional enclosure is proposed. Existing boundary enclosures are to be retained:-

- At the N end there is an existing timber fence, belonging to the adjoining property
- At the S end there is no boundary enclosure of the red edged area relevant to the application. The existing timber fence adjoin the Ouse Valley way at the Southern end will not be impacted by this project
- Along the E and W boundaries there are existing mature hedges which, where degraded, will be supplemented with new planting as referred to in Para 2 above.
- On the E boundary, the existing timber farm access gate and adjacent timber fencing will be temporarily removed to allow contractor vehicle access and will be reinstated as is at the end of the project.

7. Car parking layouts:

No car parking is proposed within the development.

Appendix B of this document reproduces the temporary parking arrangements that are detailed in paras 2.3 and 2.4 of the planning application.

8. Other vehicle and pedestrian access and circulation areas:

- Vehicle access: none proposed
- Pedestrian access: existing retained
- Circulation areas: not applicable

9. Hard surfacing materials:

The towpath will be dressed with a 75mm layer of compacted MOT Type 1 aggregate or similar material. This will be subject to final agreements with the Buckinghamshire County Council Rights of Way team with whom discussion are ongoing.

10. Minor artefacts and structures:

None present or proposed

11. Proposed functional services above and below ground:

There are no proposed functional services, either above or below ground.

12. Existing functional services above and below ground:

A statutory utilities search has been undertaken in the vicinity of the Application area. This has not identified any utility services in the area with the exception of the overhead and underground electricity supplies. These have been reviewed by Central Networks proximity engineers following advice from Western Power Distribution and relevant search results, method statements, working practices and mitigation strategies are included in the Health and Safety plan. The planning application Para 2.2.5 refers and is reproduced in Appendix C of this document

13. Retained historic landscape features:

No historic landscape features have been identified within the boundary of the site

## Appendix A

Reproducing Figure 3.8 from section 3.5.3 of the planning application which provided a detailed section.

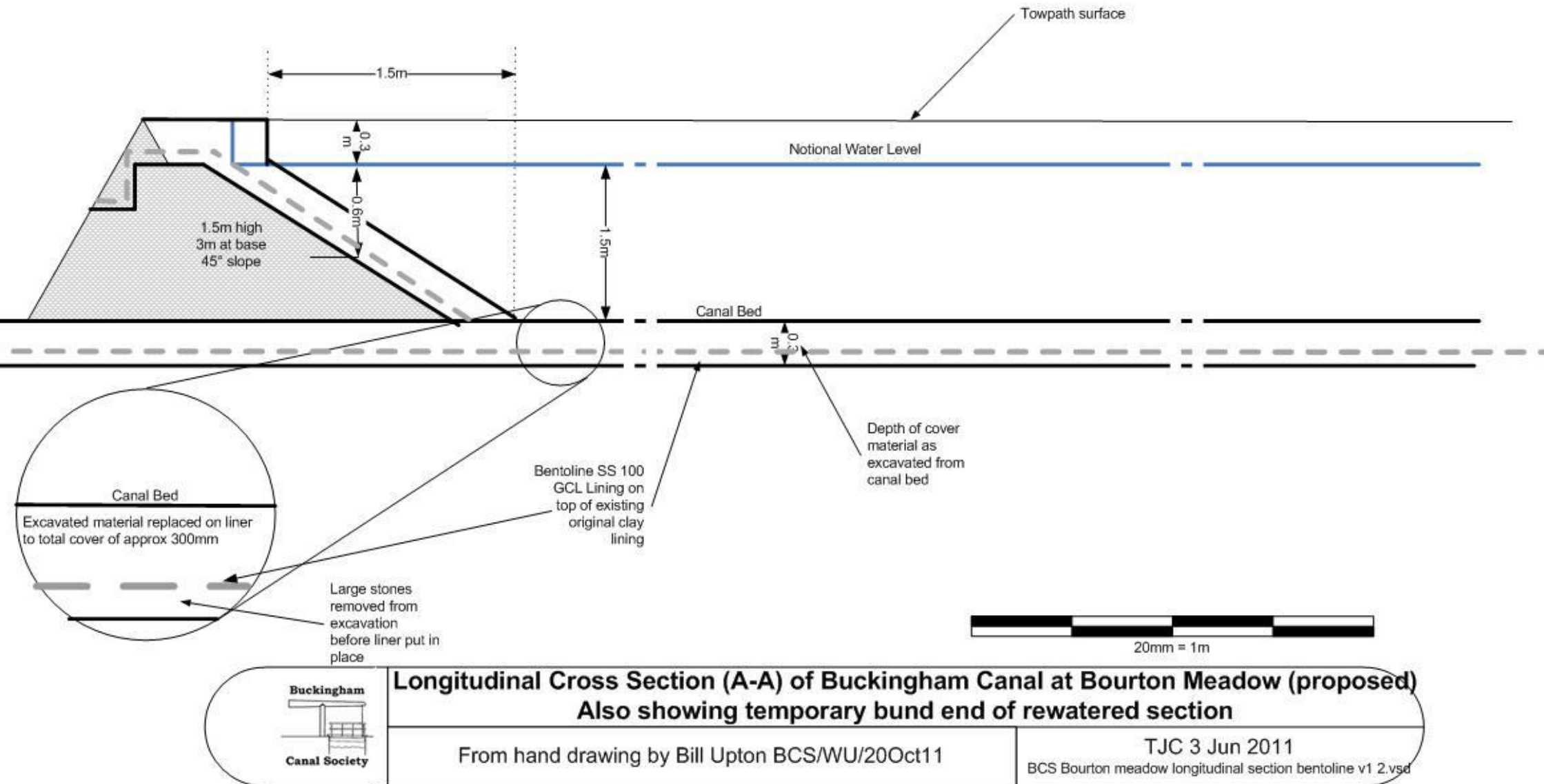


Figure 3.8 – Top Edge is North

## **Appendix B**

Reproducing the temporary parking arrangements detailed in section 2.3 and 2.4 of the planning application.

### **2.3 Highways and Access**

Pedestrian access to and through the site is via a public footpath being the Ouse Valley Way which follows the original towpath of the canal throughout its course from the application site through to the county boundary with Northamptonshire. This is accessible from the south end adjacent to the Buckingham Bypass opposite Burleigh Piece. The Ouse Valley Way continues northwards adjacent to Lock Meadow Cottage and this forms the north end pedestrian access.

Vehicular access will be via an existing farm track across adjacent land via a natural fording point in the river with consent of the landowner. This land is under the Countryside Stewardship Scheme. Natural England has advised that vehicular access will be facilitated by a derogation of the current stewardship, which will be administratively undertaken at the start of works.

### **2.4 Parking on Site**

During necessary construction and maintenance, works vehicles will be parked in designated areas, not on the public highway, nor on the adjacent estate. The area shown for designated site parking is sufficient for approximately 10 commercial vehicles. There is room on site to allow vehicles to drive in, turn around, and exit in forward gear.



Picture 2.11 showing first entrance to access at Home Farm



Picture 2.12 showing one of the parking areas





Picture 2.13 showing approach to yard access at Home Farm



Picture 2.14 showing entrance to yard at Home Farm



Picture 2.12 the area to be used for parking adjacent to the application area

For clarity, volunteers normally park either at Home Farm or in Burleigh Piece at weekends and outside of school drop-off/pickup times.

## Appendix C

Reproducing section 2.2.5 of the planning application which provided information regarding overhead and underground electricity supplies adjacent to the red edged area

### 2.2.5 Utilities searches

A statutory utilities search has been undertaken in the vicinity of the Planning Application area. This has not identified any utility services in the area with the exception of the overhead and underground electricity supplies. These have been reviewed by Central Networks proximity engineers and relevant search results, method statements, working practices and mitigation strategies are included in the Health and Safety plan. Material relevant for the high voltage cables at the site are provided in appendix F of the planning application.

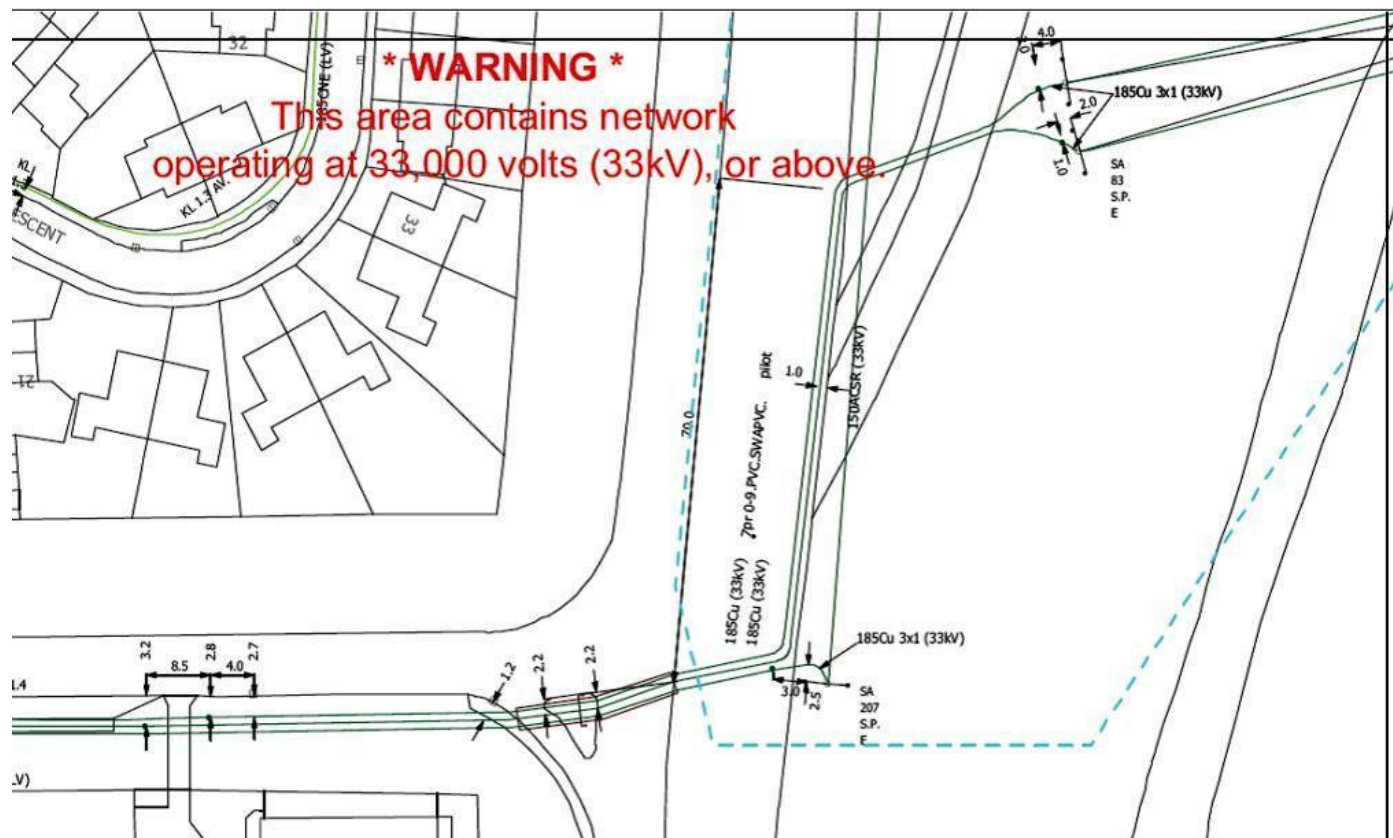


Figure 2.1 showing part of the utilities search for Central Networks