

Notes for the Application for the Discharge of Conditions

No. 1 Time Limit

The development has now begun as of 1st December 2024

No. 3 Demolition of Existing Dwelling

The existing building has now been demolished and arising removed. The area where the building existed will be soft landscaped.

No. 4 Foul and Surface Water Sewerage Disposal

Our system will be a **Klargester Domestic Sewerage BioDisc 9E water treatment plant**

This device is designed for 9 persons with sufficient capacity for our 3-bedroom property

The device will be placed close to the house over 7m away.

I have attached a drawing showing the proposed position of the Klargester Biodisc and the 20 m² Drainage field.

The device will output approx. 95% clean water. This water will be piped to a drainage field.

The drainage field will be built at the southwest corner of the plot close to the plot entrance. It will be 20m² in size based on calculations following ground percolation tests performed in accordance with the British Standard Code of Practice for the design and installation of drainage fields for use in wastewater treatment (BS 6297:2007).

We will construct the drainage field, where the percolation tests were performed, using perforated piping laying in trenches at least 300mm wide with trenches 2m apart and covering a distance approx. 66m in length giving a total surface area of 20m² or more. The Incline of the piping will not be steeper than 1:200 and forming closed loops starting from a inspection chamber at the entrance of the drainage field. The perforated piping will be laid on 300mm of 20-5mm clean shingle and covered with 50mm of similar shingle and a layer of

non-woven geotextile on top to prevent the entry of silt and covered to the surface with soil. The piping will be laid a minimum of 500mm from the surface.

The site does meet the Environment Agency General Binding rules for small sewage discharge to the ground, with no site environmental issues shown on the Defra Magic Map.

The previous waste water tank/cesspool once used for the previous dwelling is no longer in use. The tank is over 30m from the new house position and will no longer be used. It has been emptied and will be decommissioned very soon.

No. 5 Lighting (Biodiversity)

External light levels should be as low as possible to fulfil the lighting need

- Lamps to have a maximum of 7.5 to 10 lux
- LED lights to be installed, using the warm white (or amber) spectrum, with peak wavelengths >550nm (2700 or 3000°K) and no UV component
- Lighting to be directed to where it is needed, with horizontal spillage towards retained or establishing habitats minimised. This will be achieved by restricting the height of the lighting installation and the design of the luminaire
- Light fixtures will be erected at the lowest reasonable height
- Lighting mounted on the dwelling to incorporate Passive Infra-Red (PIR) motion sensors and timers to minimise the lit time, set to the minimum to minimise the duration of disturbance
- As a matter of last resort, accessories such as baffles, hoods or louvres can be used to reduce light spill
- Low level bollard lighting design should reduce spillage to the rear and above the unit: PIR sensor switches to be installed as standard with override facility for resident's occasional use as necessary.

For our dwelling specifically, please refer to the attached elevation drawing with Lamp locations numbered 1-4

Lamp 1 : 2 low energy warm white LED lamps on each of the 2 balconies, either side of the exterior bedroom doorways approx. 1.5m from the balcony floor level.

Lamp 2 : Lighting on the South and West elevations will be lowest reasonable height for the ground floor and using low energy LED with warm white light. They will have PIR sensor with override facility for occasional use as necessary

Lamp 3 : Low Energy LED Lighting installed close to the front Door at Key Lock Height. Again, these lights will be on PIR sensor switches with override facility for occasional use as necessary.

Lamp 4: The external lighting on the North and East Elevations of building will be under the canopy roofs spaced evenly apart facing downwards towards the paving producing low levels of spill light. Using LOW energy LED warm white and PIR sensor switches with override for occasional use as necessary.

The Car Park area and pathway lighting will be low level bollard lighting with PIR as detailed above and will be shown in the landscape design which will follow later.

No. 6 Biodiversity Enhancement

It is the objective of our project to achieve a biodiversity net gain come the completion of our project. The setting of the site is semi-rural and wooded and the Landscaping will be designed to support a wide variety of plant, animal, and insect species prioritizing ecological health, habitat creation, and sustainability. It will aim to mimic natural ecosystems where possible while enhancing the visual appeal.

To achieve this, we intend to do the following:

Landscaping with Native Plants

- **Plant Native Trees and Shrubs:** Laurel hedging along site boundaries along with Hawthorn and elder that provide food and shelter for birds, insects, and mammals.
- **Plant Wild Marjoram, Viper's Bugloss, Field Scabious, Common Knapweed and Lavander and Privet.** All ideal for attracting insects and pollinator-friendly whilst providing visual aesthetic. These will be planted closer to the house to soften the hard landscaping as well as providing biodiversity.
- **Plant Native fruit trees** including plum, cherry, apple and pear on the southeast corner of the site close to the car parking area where the previous dwelling was sited. This will be a food source, habitat creation, pollinator attraction and improve soil health. The different fruit trees blossom at slightly different times supporting pollinators over a longer period.
- **Wildflower Meadows:** Large Patches to be planted on both Flat terraces on the West Side of the site. The patches will cover the areas where earth has moved and where the drainage field has been sited. This wildflower meadow patches will attract pollinators like bees, butterflies, and hoverflies. Examples are as follows

- **For Pollinators**

- Oxeye Daisy
 - Common Knapweed
 - Bird's-Foot Trefoil
 - Red Clover
 - Viper's Bugloss

- **For Diversity**

- Field Scabious
 - Yellow Rattle
 - Meadow
 - Ragged Robin
 - Selfheal

- **Wildlife Corridors**

Corridors are already found on the site that wildlife use and these will be kept open. We have seen many species including foxes, squirrels, rabbits, numerous species of birds etc and we plan for this to continue. With the planned planting and habitat

schemes and overall biodiversity enhancements we hope to see increases in the wildlife on the plot.

3. Wildlife Habitats

- **Bat Boxes:** Install 3 bat roosting boxes on trees at different locations on the site to support any local bat populations.
- **Bird Boxes:** Provide 3 nesting boxes on trees at different locations on the site for species such as swifts, sparrows, and robins.
- **Bug Hotels:** Build insect hotels using logs, left over bricks and timber to shelter solitary bees, ladybirds, and other beneficial insects.
- **Log Piles and Rockeries:** Leave logs and rocks in shaded areas to create habitats for fungi, insects, and small mammals.

4. Living Walls

The chalk face to the east of the house will have vertical growing plants providing greenery and habitat.

No. 7 External Facing Materials

The Facing Brick is a Vandersanden Bivio stock. Colour description light gray-beige-white-dark gray multi-colouredm and standard in size.

The roof tile will be a Marley Modern concrete tile. Colour Description Smooth Grey

Windows/Doors will be Aluminium flush profile double glazed. Colour description Anthracite

Facia Boards will be Plastic. Colour description Grey/Blue/Anthracite to match windows and roof tiles

Soffits will be composite cladding. Colour description Coppered Oak