



Addendum to Planning Statement

Application Site:

Dimma Methodist Church
Poundstock
EX23 0EE

Date:

October 2023

Produced by:

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Addendum to Planning Statement

This Addendum is to accompany the submitted planning application for the above property and is in response to further information requested as part of the validation process.

- **Green Infrastructure - Landscaping Plan**

A copy of the completed Green Infrastructure accompanies this addendum, together with an additional drawing showing the proposed landscaping.

Removal of existing assets

The attached drawing indicates that some areas of species-poor vegetation and scrub will need to be removed to form the proposed driveway. The proposal intends to remove trees that are below 2m in height and are of poor quality. Further trees may be removed at clearance stage if required.

Enhancement of assets

To mitigate the loss of any existing assets, the attached drawing indicates that approximately 53m/l of new native hedgerow will be planted to boundary edges within the curtilage of the property. It is likely that this will be of a Hawthorn variety. Further specimen trees will be planted to replace any lost, together with a selection of low-level ornamental shrubs as required.

- **Foul Drainage:**

Existing System

The property is currently serviced by a septic tank system that is connected to the sanitary and kitchen facilities. Given the current state of the building, it is anticipated that the existing tank system will need to be replaced.

Proposed System

As detailed on the accompanying drawing, the proposal intends to remove the existing system and to replace with a new system that has been designed and installed by a specialist contractor. At this time, a Graf system is being considered where a standard small domestic system will be required.

Public Sewer Connections

Evidence of a public system can be seen on the southern boundary of the highway which is presumed to service the nearby properties and is within 30m of the property. At this time it is considered to be prohibitive to connect to this due to the required works to the public highway.

Discharge

The proposed system is designed to discharge to a drainage field meeting all appropriate British Standards and it will meet with all required approvals.

Maintenance

Maintenance of the system will be carried out periodically by a suitably qualified contractor.

A copy of the Graf systems accompanies this statement.

- **Surface Water Drainage:**

To meet with all current Approved Documents, the proposal intends to discharge all rainwater through rainwater harvesting systems for re-use by the occupants to provide grey water for sanitaryware and laundry. Any excess rainwater will be discharged to a further soakaway.

For and on behalf of
Arkiplan Architectural Ltd