

# **P0669/23/FUL -2 Hillview, New rd, Blakeney GL15 4DE Planning Document Conditions and action / mitigation taken.**

## **Water drainage proposals**

We appointed Steve Symonds from Forest Of Dean Building regulations department to undertake a full site visit and spend an hour to investigate the whole water drainage situation with the cabin. During the visit he first carefully read the letter that was sent outlining the conditions as well as the consultation report. He observed the following-

The water butts would more than suffice for the vast majority of the times when it is raining but on rare occasions where there are significant downpours, an overflow is necessary to divert any excess water to a balancing pond.

He stated that as an alternative to the infiltration of soak aways that are not deemed to be suitable by your consultation, the installation of a balancing pond is a perfectly viable option from a building regulations perspective to cope with any overflow from the water butts already installed. The total roof surface area was small enough for this to suffice at less than 20m<sup>2</sup>. We currently have 2 water butts that are connected. Currently there is a drip hose soaker hose attached to the second butt which takes excess water to the vegetable patch. Once the balancing pond is dug in the Spring, this will be diverting any excess into the pond. He said the pond provides a much larger area of storage capacity than a soak away and with evaporation and air movement the level is constantly dropping. The quality of the soils is very granular here so there is never any surface water drainage anywhere on the property. The ground is very well drained therefore.

## **Balancing Pond Location**

The pond will be dug in the Spring and be approximately 6ft x 9ft and be 1.5ft deep maximum. It will be situated on the same level as the cabin to the right hand side on the upper terrace between the cabin and the garden office. Currently the drip hose takes care of any excess and takes it a good distance away to the vegetable patch in the rare event that the water butts fill up.

The pond position is shown as a green dot on the attached drawing..

## **Lighting**

The cabin currently has very low key lighting both inside and outside. We have adopted GU10 warm white light dimmable LED spot lights inside that all face inwards away from the windows. There are two dimmable reading spots above the bed and five dimmable spots at pax 1 metre intervals along the length in the middle of the cabin.

Externally there are two uplighter s that are situated under the canopy of the veranda each with low wattage warm white bulbs 2,700 Kelvin which is the lowest temperature of light emission possible. Warm white GU10 bulbs.

We believe the lighting is designed to not cause excessive light pollution because we designed it in such a way to fit with the building's ethos and the area where it is situated. The canopy in front of the cabin also shields the light by a significant amount from going upwards thereby disturbing bats. We have also observed bats in the summer months, freely using the corridors along the valley without being hindered by the structure. Please see attached drawings and diagrams.

## **External lights technical description**

The ASTINA OUT wall light is made of stainless steel and glass, which covers the lamp. Thanks to the position of the two sockets which are fitted, the mounted luminaire produces two equal but opposite cones of light (UP/DOWN). It is suitable for use outdoors thanks to its IP44 protection class. The electrical connection of the luminaire, which comes in various colours, is directly to the 230V mains supply.

We have adopted the following bulbs

The transparent 6W SLV Power LED lamp with GU10 base and QPAR51 shape is dimmable, has a CRI value of 90, 360 lumens and a lifespan of 40,000 hours. This version has a beam angle of 36° and is warm white with 2,700 Kelvin.

PLEASE SEE DRAWING TO SHOW LIGHTING CONTOUR PLAN AND EXTENT OF LIGHT EMISSION INTO DARK CORRIDOR

### **BIODIVERSITY ENHANCEMENT SCHEME**

We propose the installation of two bat boxes made from pine wood which will be attached to the fence on the back wall.

These structures will be made with soft wood and erected beneath our yew tree at a height of 9 feet from the ground. The bat roosting area is in the quietest darkest part of our garden.

Our pond is intended to be a habitat for newts and frogs to breed so this is a great help to the area.

We intend to install the bat features in the Spring of 2024