

Parcels C2a & C2b
Outline application
DC/21/90474

Vistry Group

**Bovis
Homes**

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Parcels C2b and C2a are now 100% complete.

Condition 8 – Plans and Particulars

Requested:

Condition 8a – elsewhere in the covering letter reference is made to PIR lighting but no details have been provided.

As parcels C2a and C2b are 100% built out the photograph below show the type of PIR lighting used throughout the parcels.



Condition 8h – details of all means of enclosure are required and drawings 17-301/101 “Construction Makeup Parcel C2a” and 17-301/201 “Construction Makeup Parcel C2b” do not provide details of the front boundary treatments shown on drawing BML.01_C2a_C2b rev E “Developer C (Bovis Homes) Boundary Materials Layout Parcel C2a and C2b”, which was approved as part of the reserved matters approval and shows the use of 2 different styles of picket fences and a timber knee rail for various front boundary treatments. In addition, please note that the submitted drawings are not consistent with BML.01_C2a_C2b rev E in terms of all of the boundary treatments shown. Please provide amended plans to include front boundary treatments and provide elevational details or photographs of the two different types of picket fence to be used, indicating which is to be used where, and what colour the finish is. I note in an earlier email you asked why elevations were required and it is because the condition refers to the need for details of the design of the boundary treatment to be submitted, not just the alignment, height and material. In amending the plans, it would be beneficial to amend them to be consistent with the previously approved plans as otherwise this will need to be addressed as part of the determination of the application.

As parcels C2a and C2b are 100% built out the photographs below show the type of fencing and means of enclosure used throughout the parcels:

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Condition 8I – the covering letter refers to the External Materials schedule, however this does not provide details of the window details and designs. Please provide the necessary details.

As parcels C2a and C2b are 100% built out the photographs below show the types of windows used throughout the parcels:



Taking into account the further information provided above condition 8 can be discharged.

Condition 10

Requested:

Please could you provide details of the security measures in place for the communal bike stores for the blocks of flats. In addition, please could you confirm if you also wish for drawing SSE228091-LD-001 rev A to be considered as this shows additional street lighting to that shown on drawing SSE228091-LD-002 rev C, which is referred to in the covering letter.

The design and layout for Parcels C2a and C2b allows for a good level of natural surveillance of roads and parking

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courts which will improve security and help deter crime which was secured through the approved Reserved Matter application which considered design, scale, layout and landscaping. It should also be noted that many safety considerations in terms of crime prevention are covered through building regs, such as door security. These factors allow for a secure development and therefore condition 10 can be discharged.



Image showing locking door to front of bike store.

Condition 12

Requested:

As not all of the dwellings individually meet the requirement for a 19% improvement of dwelling emission rate (DER) over target emission rate (TER) please provide a summary table listing the figures for all plots and overall totals for DER and TER to demonstrate that across the parcel the 19% improvement can be met. If photovoltaics are required to meet the overall 19% improvement rate then a summary of which plots they are to be sited on will also be required. In addition, the submitted water efficiency calculator only refers to social housing. Please provide details for all house types.

Report from AES Sustainability Consultants is attached to this document; it shows the DER and TER figures across both parcels.

Also attached is the information requested on the PV panels, showing the panel information per plot; also, the water efficiency calculator for both house types.

This information therefore discharges condition 12.

Condition 25

Requested:

I note you have still not provided the additional information required in relation to noise and vibration, which is disappointing. On this occasion I will not request further information at the validation stage and will consult Environmental Health on the submission to date.

As Parcels C2a and C2b are 100% built out, the accompanying noise assessment lays out the mitigation measures to be used whilst any piling took place; therefore condition 25 can be discharged

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Condition 33

Requested:

The covering letter refers to an accessible entrance plan, but this has not been submitted.

Previously submitted plans 17-301/100 ENGINEERING LAYOUT PARCEL C2a and 17-301-200 ENGINEERING LAYOUT PARCEL C2b detailed the access types and the levels for this parcel. As both Parcels C2a and C2b are 100% built out the photos below show the type of entrance pathways leading to the units.



Condition 45

Requested:

As indicated in the previous letter please provide a programme for implementation for making up roads and footways.

As Parcels C2a and C2b are 100% built out a programme of implementation has not been provided, however the programme complied with the CEMP.

The roads and footways within the parcels have been constructed to a standard which enables them to be taken over as a publicly maintainable highway. Therefore, condition 45 can be discharged.