

Parcel C2a and C2b

Outline application:

DC/21/90474

Vistry Group



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07/12/23/23

Parcels C2a and C2b are 100% built-out.

Further information requested.

Condition 8e – Balcony details

Please amend the Juliet Balcony detail for Blocks 1 and 2 (ref: BOV1810-43 – Block 1 and 2 – juliets) to confirm the colour of the balcony frame.

Response:

As per our email of 26/4/23 - We are unable to get this drawing amended however drawing Ex_106 1125_Juliet_Balcony already submitted states the colour of the Juliet balcony as Black RAL 9005, attached once again for your information.

Condition 8f – Chimneys

It is noted that drawing 080708 rev A.3 “665 x 665 Brick effect Chimney” has been submitted but following confirmation at a previous meeting that brick slip chimneys were being used on site, not brick effect chimneys, please could you submit revised details. In addition, it is not clear on drawing 090727 rev A.3 “665 x 665 SmartStack For Roof Hip Locations” what materials are proposed for the chimney.

It is also noted that the submitted External Materials Schedule rev A is not consistent with drawing DML.01_C2a_C2b rev G “Developer C (Bovis Homes) - Dwelling Materials Layout - Parcel C2a and C2b” and the details approved at reserved matter stage (DML.01_C2a_C2b rev D) that show significantly more chimneys across the parcels. Please can you check the External Materials Schedule and make the necessary amendments.

Response:

Drawing Number 080801 has been submitted to show brick slip chimneys. The material proposed for the “665 x 665 SmartStack For Roof Hip Locations” would also be brick slip.

External Materials Schedule rev A has been amended to comply with DML.01_C2a_C2b rev D – now submitted as External Materials Schedule Rev B- 23.11.23 - issue 1

Condition 8h – Boundary details

It is noted that photos have been provided of a knee rail and 2 different types of picket fence, however a plan has still not been submitted that shows which front boundary treatments are used where. Do you wish to use drawing BML.01_C2a_C2b rev E “Developer C (Bovis Homes) Boundary Materials Layout Parcels C2a and C2b” (copy attached) that was approved at reserved matters stage and then confirm which is picket fence type 1 and type 2? Alternatively, please provide revised plans that show all boundary treatments and confirm which type of picket fence is used where.

Response:

Please use drawing BML.01_C2a_C2b rev E “Developer C (Bovis Homes) Boundary Materials Layout Parcels C2a and C2b” (copy attached) as approved at reserved matters stage to identify location of picket fencing. Both of these parcels are built on site, therefore the materials referred to on this drawing can be viewed on site.

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However, it should be noted that as these parcels were built out some time ago, residents have potentially changed or removed some of the fencing types, so what is seen on site may not match the plans from 2016.

Only one picket style fence was observed on a recent walkover of the parcel, as shown below:



However, a second style is used elsewhere on the site, image shown below.



Condition 8j – Street Trees

It is noted that drawings BOV/22193 Sheets 1-3 “Landscape Proposals” are not consistent with the landscape proposals approved at reserved matters stage – drawings A073968-3 LP105 rev D and LP107 rev D (copies attached), with regard to the proposed street trees in the following locations:

- *Tree to north-east of plot 129 (it should be a street tree, not planted within the garden)*
- *Tree to south-east of plot 134*
- *2 x trees to north-east of plot 144*
- *Tree to south-east of plot 153 (it should be a street tree, not planted within the garden)*
- *Tree to south-east of plot 160 (it should be a street tree, not planted within the garden)*
- *Tree to north-east of plot 162*
- *Tree to front of plot 164*

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- Tree north of plot 183
- Tree north of plot 211

In addition, the majority of the species proposed are not the same as those approved at reserved matters stage. Please provide an explanation for the change in species and why the species now proposed are suitable alternatives.

Response:

These parcels have now been built out for almost 3-4 years and the trees planted are now established. The trees have been planted in line with BOV/22193 Sheets 1-3 Landscape Proposals dated November 2018 as prepared by ACD.

The chosen species are considered to be resilient and more suitable to the site. The fact that many of them are mature and healthy is indicative of this, an example of some of these are shown below:



Street Tree opposite plot 129



Tree within garden of plot 160

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Tree adjacent to plot 211



Street Trees outside properties 183 & 187 approx.

Condition 8I – Window details and designs

It was agreed in relation to the other parcels that rather than submitting elevational plans for all house types a plan/details showing each window style, e.g. plain casement, casement window with glazing bars, plain top hung window, top hung window with glazing bars, rooflight, plus French and Bi-fold doors, confirming which are to be used on which plots would be submitted. Please provide the necessary details for these parcels.

Response:

Please find attached copies of the finishing specifications for windows and doors used across this parcel and the wider site- ref: 2023.03.08 Linden Collection Finishing Specification - January 2023

Condition 9 – Materials

It is noted that drawing DML.01_C2a_C2b rev G "Developer C (Bovis Homes) Dwelling Materials Layout Parcel C2a and C2b" provides a percentage split of the different materials used, however it only refers to 2 character areas - Connecting Streets and Woodland Edge - however parts of parcel C2b also fall within the Avenue and Chancellors Park character areas. Please amend the percentage figures accordingly.

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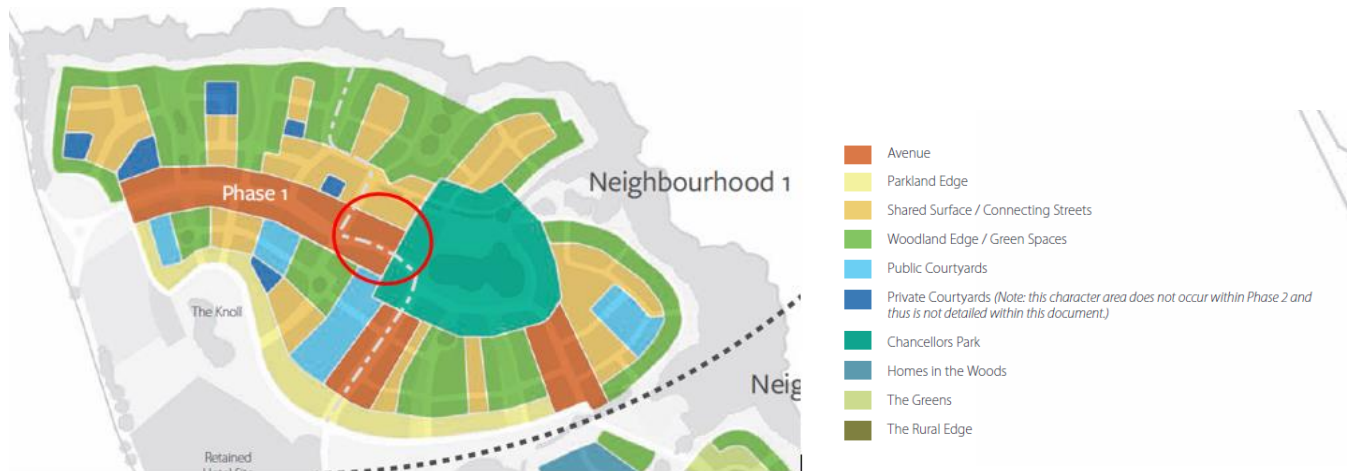
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In addition, it is also noted that drawing DML.01_C2a_C2b rev G and the External Materials Schedule rev A are not consistent with regard to the following:

- Use of render on plots 140, 147, 148, 151, 152, 160, 165, 183 - the use of render as shown on drawing DML.01_C2a_C2b rev G is in accordance with the details approved at reserved matters stage on drawing DML.01_C2a_C2b rev D, but this is not reflected in the External Materials Schedule.*
- Roofing materials on plots 167, 168 - the roofing materials on plots 167 & 168 are shown to be the same as on plots 166 and 169 on drawing DML.01_C2a_C2b rev G and on the details approved at reserved matters stage, but this is not reflected in the External Materials Schedule.*
- Bricks on plot 169*

Finally, please could you provide details of the Tornado Red Multi Stock brick as these are not listed in the Design Code and I have not been able to find details online.

Response:

It is not possible to have drawing DML.01_C2a_C2b rev G “Developer C (Bovis Homes) Dwelling Materials Layout Parcel C2a and C2b” amended at this late stage.

The External Materials Schedule has been amended as requested and is attached.

Brickability are no longer showing the Tornado Red Multi Stock brick in their catalogue – however a similar brick is shown on this site:

[BBC Tornado Stock Brick \(brickbutler.co.uk\)](http://brickbutler.co.uk)



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Condition 12 – Sustainability Requirements

I had previously set out below that on the submitted Sustainability Requirement schedule the plot % reduction figures given in the % Reduction column don't always equal the % reduction that the individual DER and TER figures give you, sometimes it is higher, sometimes it is lower. In relation to other sites you had indicated that your consultants were not able to change how the figures appear in the table as they are automatically generated by the programme they use. Please confirm if this is the same for this parcel, if not, please check and amend the figures where appropriate.

In addition to the information submitted please provide a plan indicating the siting of the proposed solar panels, similar to drawing PV-LIN-BOO-100 rev C provided for Parcel B6 under DC/21/90358.

Response:

AES confirm that the reason the %'s show up short in the SAP is because the SAP converts kWh to kWp differently to the way that consultants or PV suppliers do. As long as proof is provided that the kWh required, is met, then the target will be met. This is usually at 'as built' stage when the PV certificates are issued.

Information on the siting of the PV panels is to follow.