

From: Steven King
Sent: 23 October 2025 11:33:49 UTC+01:00
To: "sean.havis@barratthomes.co.uk" <sean.havis@barratthomes.co.uk>; "King, Kristy" <kristy.king@bdwhomes.co.uk>
Subject: DM/25/2216 Part discharge of Condition 13 (Materials and Elevations a-d and f) and Condition 26 (Lighting) relating to planning reference DM/23/0810

Hi Sean & Kristy

I've now heard back from our Urban Designer on the additional information provided. I'll summarise below where we are with the conditions:

Condition 13

- a) *1:20 scale section showing the solar panels within the roof slope.* Your statement refers to 'The scheme has been designed to be 100% serviced using air source heat pumps providing hot water and heating to individual houses and air source heat pump hot water cylinders and electric panel heaters to apartments. No **additional** photo voltaic cells are required.' For clarification, does this mean that there will be no photo voltaic cells on the western side of the site at all?
- b) *1:50 scale plans, elevation, and sections of entrance zones to each apartment building.* Acceptable.
- c) *1:20 sections and front elevations of typical house and the typical features (shown in context) of the other building types including entrance canopies /doors, railing, roof/eaves details, windows, doors, chimneys, private terrace and balcony detail and its surrounding.* Acceptable.
- d) *Detailed plans and elevations showing location of rainwater downpipes and drainage solutions to balconies.* Acceptable.
- e) *Details and samples of the facing materials.* The details of the material types are acceptable. I believe we are awaiting updated plans to reflect a full wrap-around design as approved under the materials plan and the elevational drawings are being reviewed to ensure windows are all correct.
- f) *Sustainability strategy details need to be submitted in full.* The Sustainability Statement that has been submitted with the conditions discharge application appears to be the same statement that was submitted with the planning application DM/23/0810. I think this will need to be updated to reflect what is now proposed for the western part of the site. This link back to part a) of the condition and whether photo voltaic cells are being provided at all. It is my understanding that ASHP are being provided for the houses on the western side of the site as shown on drawing number H7490-WAD-ASHP SITE PLAN 13a and that the ASHP for the apartments will all be located within the interior of the buildings. Can you confirm that this is correct please.

Condition 26

I believe we are awaiting a note from your ecologist to confirm the lighting is appropriate for biodiversity and details of the appearance of the proposed lighting columns.

Regards

Steve

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