

Bodicote re-plan comments & DWH response

Comments	Response
<p>Strategic Housing Officer in respect of the additional affordable housing provision requires them to meet the NDSS standards, those currently indicated are too small and must be amended accordingly.</p>	<p>All of the affordable house types within the Re-plan area now meet NDSS standard. Please see the updated planning layout and the new Planning House type drawings for SH52 & T50. Drawing number: SH52 = BOD-HT-030-031 Revision A T50 = BOD-HT-066-067 Revision A</p>
<p>Thames Water have advised that the infrastructure does not currently have capacity to take the additional development. I understand that they have tried to contact the applicant but to no avail regarding this.</p>	<p>We will accept the condition. DG has responded to Thames Water also.</p>
<p>The Kingsville has a catslide roof which is not acceptable in design terms and is not locally distinctive. This house type must be replaced with a suitable alternative.</p>	<p>The catslide roof has now been changed on the Kingsville housetype. Please refer to the new house type drawing. Drawing number: BOD.HT.064-065 Revision A</p>
<p>The Alderney House type needs a break on the front elevation to define the gable.</p>	<p>This Housetype has already been approved previously as part of the full application. REF: 15/01326/OUT</p>
<p>Roof verges must be kept simple with mortared edge and no overhang, eaves should be simple and clipped with minimal or no overhang, no soffits and no fascias. No upvc edges on verges or gables.</p>	<p>This has been noted and has been incorporated as part of the housetype design. We have checked through our housetype pack and we can confirm that they meet the standards that are required.</p>
<p>Bathroom/ensuite/cloakroom windows to the front elevation should be avoided and placed to the side or rear.</p>	<p>This has been noted. We have tried to incorporate this standard where possible. However there are instances where this is not possible. We will ensure that frosted glazing is avoided and balanced window arrangement is provided.</p>

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<p>In terms of boundary enclosures to the side of dwellings adjacent to the public highway, these must be moved back in line with the dwelling, for example plots 78, 104, 87, 14 and 46</p>	<p>We have made changes to the following housetype boundaries: 14, 42, 46, 51, 68, 78, & 84. Please refer to the updated planning layout to view amendments.</p> <p>However two of the housetypes stated we have not changed they are as follows:</p> <p>Plot 87 boundary already follows the building line (no change) Plot 104 boundary already follows the building line (no change)</p>
<p>A new section 106 agreement will be required in respect of this submission, I will forward details of the additional costs under separate cover.</p>	<p>This is with our legal team and is being progressed.</p>