

Afternoon David

Please see attached updated Planning Statement and DAS as requested.

The site and landscape plans have only changed with reference to the various annotations for tactile paving, vision splays etc so we didn't update the Revision numbers, since the designs themselves haven't changed, and we wouldn't ordinarily have such detail laid onto site and landscape plans. It is the versions submitted yesterday though that we wish Highways to review.

I'm aware that we haven't responded to your other point re: the Housing Delivery Position Statement requirement to *Achieve a reduction in CO2 emissions of at least 19% of the Dwelling Emission Rate (DER) compared to the Target Emission Rate (TER) of Part L of the Building Regulations*. The short answer as to why this isn't considered applicable is that the proposal is for C2 use as opposed to C3 (dwellings) therefore the dwelling emission rate is not relevant and wasn't required in respect of the previous 64 bed consent. The BREEAM report sets out the measures taken to minimise carbon use in respect of building regs, but the policy wording regarding DER isn't relevant.

Trust this suffices and look forward to catching up in the New Year.

Andy

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