

From: Gillespie, Emma <emma.gillespie@barratthomes.co.uk>

Sent: 13 August 2026 11:10

To: Alex Jelley <alex.jelley@ceresproperty.co.uk>

Cc: Counsell, Charlotte <Charlotte.Counsell@barratthomes.co.uk>

Subject: RE: *EXTERNAL:PL/2026/03215 - Discharge of conditions 4 (Additional gates), 10 (Bat and bird boxes) and 11 (Hedgehog features) of PL/2025/07352.

Hi Alex

Regarding the number of bird and bat boxes on the site, please see below response previously provided under application PL/2026/02483, which is also relevant to address these comments.

We are not seeking to discharge condition 20 under this application. A site-wide CEMP has been approved under application PL/2025/09110 which confirms the number and location of bird/bat boxes will be determined at detailed design stage.

The ecological enhancement plan submitted to discharge condition 29 (application PL/2026/02483) and reserved matters condition 10 identifies 123 features, which is noted to be 22 fewer than the target of one feature per dwelling. Due to plot-specific design and layout constraints, it is not feasible for all plots to accommodate an ecological feature.

The number of suitable elevations varies by property type. Terraced houses lack exposed side elevations, while semi-detached houses typically have only one suitable elevation. Orientation requirements further limit placement: bat bricks are only suitable between east and west-facing elevations (via the south side), and bird bricks between north-west and south-east to avoid prevailing weather. Additionally, bat bricks are generally limited to one per elevation.

From a design perspective, ecological features must avoid windows, doors, vegetation that may restrict access, narrow shaded alleys, and locations above habitable rooms (e.g. at eaves level on upper floors). Although bird/swift bricks can allow up to three per house, site constraints typically limit provision to one or two per plot.

Examples of constraints include:

- **Plot 121:** The north-east side elevation is within a narrow <1m gap and unsuitable; front and rear elevations would impact habitable rooms or be too close to windows.
- **Plot 27 (Denford):** Limited landing space restricts placement to two bird boxes, with adjacent areas serving habitable rooms.

- **Plot 87 (Norbury):** Rear elevation space is unsuitable due to French doors below, creating conflict with droppings.

Happy to have a meeting with the ecologist to chat through if easier. We'd be keen to get a date asap so this can be resolved quickly.

Thanks

Emma

Emma Gillespie

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