

Ellie Jones

From: Matt Gilbert <matt@mattplan.com>
Sent: 15 January 2025 09:42
To: Matthew Phillips
Subject: Lower Berse Farm - building parameters

Hi Matthew

In response to your request regarding the requirement for additional information relating to building parameters, we have prepared the attached table.

Building size parameters (including housing, 2FE school and local centre)

Parameter	Lower Limit	Upper Limit
Length	6m	80m
Width	3m	34m
Height	3m	12m

The table takes account of, at one extreme, the dimensions of a detached garage, whilst, at the other extreme, we have taken account of the DfE guidelines for a two form entry primary school, as a result the parameters are broad, nevertheless, it does seem to me that this complies with the requirements within the Annex to the Development Management Manual for this particular development.

I hope that you are also satisfied that this additional information meets the requirements, but please let me know if you have any concerns. Assuming you are satisfied, I would be grateful if you could add this information to the files for both the current application and that which is the subject of the appeal.

Matt Gilbert



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