

**From:** Tom Whettingsteel

**Sent:** 18 Apr 2024 09:09:19 +0100

**To:** Validation (EDDC)

**Subject:** RE: 24/0768/FUL & 24/0769/LBC - Southcombe Farm, Axmouth

**Attachments:** 24-015 P200A Proposed Plans and Elevations.pdf, 24-015 P100A Site Plan.pdf, FICHE-TECH-GROUND-SYSTEM-EN-10.2022.pdf, LGiLE(PM)-T-PMD-059-F128 LR5-54HTB 415-435M □ 30-30&15Frame-Explorer□-V18 EN (3).pdf, Samsung HT Flyer.pdf, 24-015\_401\_030424\_Planning Design and Access Statement REV A.pdf

Dear Raissa,

In accordance with your email below and previous conversation please find attached revised site plan highlighting the location of the PVs and ASHP and revised elevations which highlight the ASHP and PV's. I have also included technical brochures for the PVs and Heat Pumps.

Regarding the flood risk assessment, I have included this in the attached revised D&A statement. I have also updated the D&A with further details on the bathroom and heat pumps as requested.

We are in agreement with the revised description as per your email

Kind Regards

Tom

**Tom Whettingsteel ARB**

Architect



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**From:** Validation (EDDC) <validation@eastdevon.gov.uk>  
**Sent:** Tuesday, April 16, 2024 1:15 PM  
**To:** Tom Whettingsteel <tom@ndmarchitects.co.uk>  
**Cc:** Validation (EDDC) <validation@eastdevon.gov.uk>  
**Subject:** 24/0768/FUL & 24/0769/LBC - Southcombe Farm, Axmouth

Dear Tom

Thank you for your application. Unfortunately, it is currently invalid for the following reason(s):-

- **Site Plan** – Please annotate with arrows the Heat Pumps for absolute clarity [same as for the PV panels]
  
- **Specification/Technical brochures** – Please can you submit Specification or Technical Brochures for both the PV panels AND the Heat Pumps proposed
  
- **Flood Risk Assessment** - The proposed development lies within a recognised Flood Zone. **All** development in Flood Zones 2 and 3 require a Flood Risk Assessment report proportionate to the proposal – It need only be brief, but recognising the Heat pump positions and any mitigations. Please see the following links for more information [Flood risk assessments if you're applying for planning permission - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/flood-risk-assessments-if-youre-applying-for-planning-permission) & [Flood map for planning - GOV.UK \(flood-map-for-planning.service.gov.uk\)](https://www.gov.uk/guidance/flood-map-for-planning)
  
- **Elevations** - Please provide scaled elevation drawings (scale of 1:50 or 1:100), correctly labelled showing the direction they face for the following:
  1. PV Panels – see attached examples [please note, we do accept scaled hand drawn plans]
  2. Heat Pumps in proposed location

- **Planning/D&A Statement** – Please could you add brief statements about the following:
  1. Bathroom – What works will the enlargement in bathroom size generate
  2. Heat Pumps – Assuming flow & returns to/from the heatpumps into the main dwelling will be installed, what works will this include?

**Description** - Please could you confirm a changed description to read: *Installation of 32no. ground mounted Photovoltaic Panels and 2no. Air Source Heat Pumps. Repositioning of internal studwork wall to form enlarged bathroom*

**PLEASE CAN ALL AMENDED AND ADDITIONAL INFORMATION BE SUBMITTED BY EMAIL AND NOT THE PORTAL TO AVOID DELAYS AND CONFUSION. THANK YOU**

We will review after 21 days. If no response is received or the additional information required received, your application will be marked as returned on our database and any fees paid refunded. Information on what is required for planning applications can be found on our website: [www.eastdevon.gov.uk/planning](http://www.eastdevon.gov.uk/planning).

Kind regards

Raissa

**Raissa Tuckett**

Validation Officer

**Planning Strategy & Development Management**

**East Devon District Council**

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