Andrew Riley

From: Andrew Scott <Andrew.Scott@blacksluiceidb.gov.uk>
Sent: 23 February 2021 14:13
To: Polly Harris-Gorf
Cc: Adam Jagger; Craig Russell
Subject: RE: [EXTERNAL]:RE: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

Our Ref: IW/AS/SH/1104/20

Your Ref: H04-1104-20

Polly.

Aware that the decision has already been made, but just to confirm that the Board have reviewed the updated information and are satisfied that the Board's concerns have been addressed.

Kind regards.

Andy Scott
Planning & Byelaw Officer
Black Sluice Internal Drainage Board
Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW
01205 821440
www.blacksluiceidb.gov.uk

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 08 February 2021 11:34
To: Andrew Scott <Andrew.Scott@blacksluiceidb.gov.uk>
Cc: Adam Jagger <adam.jagger@ashwoodhomes.co>; Craig Russell <craig@inspiredesigngroup.co.uk>
Subject: [EXTERNAL]:RE: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

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Good morning Andrew

Can you copy me in to your response in due course, please.

Thanks

Polly

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

www.sholland.gov.uk

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From: Craig Russell <craig@inspiredesigngroup.co.uk>
Sent: 05 February 2021 11:20
To: Andrew Scott <Andrew.Scott@blacksluiceidb.gov.uk>
Cc: Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: FW: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

Andrew

I've Revised the plan as requested it now correctly shows the blue lines as direction of flow. I would like the IDB to reconsider the revised plans and your statement to the planning authority for the following reasons.

We have reduced the overall Risk of flooding to neighbouring land as we have actually either lowered the gradient of the adjoining gardens when compared to the existing levels or reversed the flow in some cases this is easier seen on the attached External Works plan.

The levels along the boundary and into the neighbouring land form a low lying ditch which in itself will direct any water away from the properties and towards the IDB drain again is easier seen on the external works plan with the existing levels shown.

I ask the IDB to re consider the comments below

Kind Regards

Craig Russell
Director – Development & Infastructure

inspire DESIGN & DEVELOPMENT

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Registered office: Unit 2A, Church View Business Park, Coney Green Road, Clay Cross, Chesterfield, S45 9HA.

From: Adam Jagger [mailto:adam.jagger@ashwoodhomes.co]
Sent: 04 February 2021 14:27
To: Craig Russell <craig@inspiredesigngroup.co.uk>
Cc: Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: FW: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

Craig,

Ref below for further comments please.

Adam

Adam Jagger BSc(Hons) MCIOB
Architectural & Technical Manager

T: 01406 490590
M: 07935 502 721
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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 04 February 2021 14:22
To: Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: FW: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

Afternoon Adam

Please see the response of the IDB below to your email of 03 February 2021 10:28. Please can you amend your plan and submit with the attached amendment form.

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

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From: Andrew Scott <Andrew.Scott@blacksluiceidb.gov.uk>
Sent: 04 February 2021 14:04
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Subject: RE: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

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Hi, Polly.

I refer you to the plan submitted (**AHL-1411-01-DR-034 Section 104 Flood Routing Plan**) which shows blue arrows directing flows towards the land on the south western boundaries. If applicant's land (not finished floor levels) is to be raised which will create a slope towards the adjacent land down which exceedance flows will run in an extreme or prolonged rainfall event, then I suspect those adjacent land owners aren't going to be too pleased with the planning authority, especially if they themselves plan to develop their land in the future. The applicant has the right to drain, but not to flood adjacent land or property.

We had the same concerns regarding the development on the other side of Malting Lane, Donington (H04-0268-20) which was addressed by the developer by proposing to install a perforated land drain along the north eastern boundary of that development. I believe something similar should be proposed for the back of the properties on the south west boundary here, with an outfall into our maintained watercourse on the southern boundary.

Regards.

Andy Scott
Planning & Byelaw Officer
Black Sluice Internal Drainage Board
Station Road, Swineshead, Boston, Lincolnshire, PE20 3PW
01205 821440
www.blacksluiceidb.gov.uk

From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 04 February 2021 13:39
To: Andrew Scott <Andrew.Scott@blacksluiceidb.gov.uk>
Subject: [EXTERNAL]:FW: H04-1104-20 Towndam Lane

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Afternoon Andy

Further to your response of 2 Feb, the applicant has responded as follows – please see the email below and the attached plan.

As far as I can see this covers the matters off.

Kind regards

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

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From: Adam Jagger <adam.jagger@ashwoodhomes.co>
Sent: 03 February 2021 10:28
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Andrew Riley <andrew.riley@ashwoodhomes.co>; Craig Russell <craig@inspiredesigngroup.co.uk>
Subject: RE: H04-1104-20 Towndam Lane

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Hi Polly,

Ref below, we have reviewed the IDB letter with our engineer and have the following comments.

Rainfall runoff
We note the board is satisfied in principle with our surface water drainage / discharge strategy. The board is currently reviewing our formal application for consent to discharge surface water.

Discharge Outfalls
As above, the board is currently reviewing our formal application, which includes Section 23 headwall structures as shown in our drainage strategy.

Access to Watercourses
IDB comments are noted. Attenuation storage located within the IDB easement area has been designed to allow future maintenance access by The IDB. Any non IDB maintained water courses are included in the maintenance plan and will be the responsibility of the management company, not individual property owners.

Site Ground Levels
Reference should be made to our External Works drawing attached, which shows existing and proposed site levels. This has been carefully considered, and external levels pose no greater risk of flooding to the surrounding areas.

I hope this addresses the points raised but we would be happy to organise a Teams meeting with yourself and Andrew Scott to clarify any further points as necessary.

Regards
Adam

Adam Jagger BSc(Hons) MCIOB
Architectural & Technical Manager

T: 01406 490590
M: 07935 502 721
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W: www.ashwoodhomes.co

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From: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Sent: 02 February 2021 15:23
To: Andrew Riley <andrew.riley@ashwoodhomes.co>; Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: RE: H04-1104-20 Towndam Lane

Further to my email below I attach the response of the IDB, on which I would like your comments.

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

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From: Polly Harris-Gorf
Sent: 02 February 2021 09:37
To: Andrew Riley <andrew.riley@ashwoodhomes.co>; Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: RE: H04-1104-20 Towndam Lane

Morning all

I am aware that this application expires today and I have been chasing LCC et al for a response to the most recent consultation. My report is partially complete but I can't progress without their input.

Please can you agree to an extension of time until Tues 9 Feb and I will continue to chase and complete my report.

There are a number of conditions in your application that do not require discharge – Condition 5, unless you are altering the measures in the FRA; Condition 7, Condition 8, and Condition 12 at present. Can you give me some background as to why these have been included in the application, please.

I look forward to your response.

Yours sincerely

Polly Harris Gorf | Principal Planning Officer | South Holland District Council
Council Offices, Priory Road, Spalding, PE11 2XE
DDI: 01775 764504

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From: Andrew Riley <andrew.riley@ashwoodhomes.co>
Sent: 05 January 2021 15:57
To: Polly Harris-Gorf <pharris-gorf@sholland.gov.uk>
Cc: Adam Jagger <adam.jagger@ashwoodhomes.co>
Subject: H04-1104-20

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Good Afternoon Polly,

Please find attached amendment form and additional information following the comments made by Anglian water.

The discharge rates are shown on page 4 of the provided document.

Kind Regards

Andrew Riley HND BSc(Hons)PgCert
CAD & Technical Coordinator

T: 01406 490590
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