

Asher, Marie

From: Simmonds, Mark
Sent: 20 June 2016 12:58
To: _planningadvice
Subject: FW: H04-0244-16 Malting Lane, Donington

Please scan to H04-0244-16 – 6SUP

Thank you

Mark

From: Hannah Godley [mailto:Hannah.Godley@fishergerman.co.uk]
Sent: 09 June 2016 14:23
To: Simmonds, Mark
Cc: Tom Collins; Liberty Stones
Subject: RE: H04-0244-16 Malting Lane, Donington

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Dear Mark

I'm sorry that I have not been able to provide you with our comprehensive response letter to the various issues raised in the statutory consultee responses as yet – I have been waiting for my client's approval on this, however this is now nearly ready and should be available by the end of this week.

Thank you for your update on your meeting with the local residents. Regarding the matters raised, I will respond to them in turn below:

First Point

Regarding the potential for the construction traffic onsite to be accessed via the adjacent Haulage Yard, I note that the Internal Drainage Board's (IDB) watercourse runs between the site and the Haulage Yard.

As you will see in the correspondence you received from the IDB, they have a byelaw that states that "**no structures, whether permanent or temporary**...shall be located within 9m of the brink of the bank of an open watercourse". In addition, as stated in the ecology report which accompanies the application, there is a need to protect the watercourse due to its ecological merit. As a result, this option is not feasible or deliverable.

We are aware that residents on Malting Lane have experienced significant disturbance as a result of the construction of the neighbouring site. However, as we will detail in the forthcoming comprehensive response letter, we are happy for a condition to be attached to any outline consent on the site, stating that a Construction Method Statement should be provided to the Council. This Statement will set out and agree with the Council various matters related to the construction of the site, and can be used by the Council to ensure that construction does not impact residents. It is worth noting at this stage that the site is larger than the adjacent site and therefore vehicles associated with the construction will be able to park on site. In addition, delivery vehicles would not need to wait within the highway for loading/unloading, this will ensure that traffic will not build up on Malting Lane.

Second Point

We will remove these two dwellings and issue an amended Masterplan.

For your information we are currently preparing indicative Site Cross Sections to show how the proposal will relate to neighbouring dwellings.

Third Point

We are happy to accept the provision of these boundary treatments as a condition attached to an outline planning permission.

I trust that the above addresses the issues raised, however, should you consider that any further clarification or comment is required following receipt of the comprehensive response letter, please do let me know.

Kind regards

Hannah

Hannah Godley DipTP

For and on behalf of Fisher German LLP

01530 566579

07587033060

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From: Simmonds, Mark [<mailto:marksimmonds@sholland.gov.uk>]

Sent: 08 June 2016 15:11

To: Hannah Godley <Hannah.Godley@fishergerman.co.uk>

Subject: RE: H04-0244-16 Malting Lane, Donington

Dear Hannah,

With regard to the above planning application, as there is still more work to be done in terms of flood risk I am writing to seek amendments.

I have met with residents who live directly adjacent to the site today and I wish to make a couple of suggestions for your consideration;

- is it possible to work with neighbouring land owners to seek to provide an access for construction traffic through the commercial site at Station yard?
- will you consider extending the buffer zone right around the edge of the site to the eastern end and omit the two properties in the far north-eastern corner?
- will you be able to commit to providing substantial boundary treatment ie walls/2m fences to the properties directly adjacent and nearest to the access point before any construction were to start?

Whilst there are still fundamental issues to address, particularly flood risk and land levels and I do not know what the final recommendation will be, these points above if addressed could significantly reduce the impacts upon some of the nearest neighbours at the eastern end in the event that permission was granted.

I look forward to hearing from you,

Kind regards,

Mark

Mark Simmonds | Planning Officer | South Holland District Council
DDI: 01775 764502 | <http://www.sholland.gov.uk>

From: Hannah Godley [<mailto:Hannah.Godley@fishergerman.co.uk>]
Sent: 24 May 2016 16:48
To: Simmonds, Mark
Cc: Tom Collins; Liberty Stones
Subject: RE: H04-0244-16 Malting Lane, Donington

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Dear Mark

Your comments in respect of the ground raising are noted and we will address these in due course.

I can confirm that we agree to the three month extension of time from the current determination date.

Kind regards

Hannah

Hannah Godley DipTP

For and on behalf of Fisher German LLP
01530 566579
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From: Simmonds, Mark [<mailto:marksimmonds@sholland.gov.uk>]

Sent: 24 May 2016 12:31

To: Hannah Godley <Hannah.Godley@fishergerman.co.uk>

Subject: H04-0244-16

Dear Hannah,

I am writing with regard to the above outline planning application for 73 dwellings at Malting Lane, Donington.

Thank you for your update on the archaeological work.

With regard to flood risk, I see that the Environment Agency advise a condition requiring Finished Floor Levels to be a minimum of 4m AOD.

Having checked the FRA the levels on site seem to be around 2m AOD – therefore a 2m rise in levels?

I have serious concerns about this in terms of visual amenity and the impact on the appearance of the development and the impact upon neighbours.

This also suggests a huge amount of fill being needed to be brought to the site?

If the 2m rise in levels is correct I suggest that you re-engage with the EA and look for alternative solutions as that is not likely to be viewed favourably due to the concerns set out above.

Additionally, the application is now not likely to be determined within the original deadline due to on-going technical issues such as the Flood Risk and Archaeology, please can you agree a three month extension of time from the current determination date?

I look forward to hearing from you,

Kind regards

Mark

Mark Simmonds | Planning Officer | South Holland District Council
DDI: 01775 764502 | www.sholland.gov.uk

