

Burrell, Becky

From: Niland, Mark
Sent: 18 June 2025 13:32
To: _planningadvice
Subject: Donington - H04-0291-25 & H04-0295-25

Hi,

H04-0291-25 Land off Malting Lane (Phase 2)
H04-0295-25 Land off Malting Lane (Phase 2)

Can the supporting information from Lee Russell below please be captured into the DIP. 6SUP

Thanks
Mark

From: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Sent: 18 June 2025 09:50
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: Mark Calo <Mark.Calo@seagatehomes.co.uk>
Subject: RE: Donington - H04-0291-25 & H04-0295-25

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Hi Mark N,
As discussed earlier, Re H04-0291-25 Land off Malting Lane (Phase 2) & H04-0295-25 Land off Malting Lane (Phase 2).

The Boundary Treatment drawing indicates a 3.25m high 'acoustic treatment', which is from Ground level to top of fence when you combine the small 0.85m high bund (GL 2.35m Top of bund 3.20m) with the 2.4m high acoustic fence that's on top of it, as shown in the section.

The key and section clarifies that the red dashed line is indicative of a possible location for a higher acoustic fence (3.5m) that would give a 4.35m overall acoustic treatment when combined with the bund, although this is clarified as 'possible location subject to planning'. When discussed with Dan, the cond discharge can advise which acoustic fence option is approved.

Hope this helps & hoping we can receive the decision this week

Regards
Lee



Lee Russell
Technical Director
T: 01406 365533
M: 07786 467013
E: Lee.Russell@seagatehomes.co.uk
W: www.seagatehomes.co.uk

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Pudding Lane
Pinchbeck, Spalding
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PE11 3TJ



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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 17 June 2025 15:28
To: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>; Mark Calo <Mark.Calo@seagatehomes.co.uk>
Subject: RE: Donington - South Holland Planning

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Hi Lee,

I'm off this afternoon – can I call in the morning?

Thanks
Mark

From: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Sent: 17 June 2025 14:57
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>; Mark Calo <Mark.Calo@seagatehomes.co.uk>
Subject: RE: Donington - South Holland Planning

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Mark,
Yes its all shown, I can explain. Ive tried calling you but wont connect – maybe you can call me back ?

Lee



Lee Russell
Technical Director

T: 01406 365533
M: 07786 467013
E: Lee.Russell@seagatehomes.co.uk
W: www.seagatehomes.co.uk

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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 17 June 2025 11:47
To: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>; Mark Calo <Mark.Calo@seagatehomes.co.uk>
Subject: RE: Donington - South Holland Planning

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Hi Lee,

I hope you are well?

I tried to call you a could of times, but no luck.

I am going through this now and the fencing detail is so confusing. The NIA states that the report is based upon the 3.25m mound/fence combination. The plan shows a whole host of options but there is no refence to a 3.25 m fence.

I don't see how we can discharge the boundary conditions with this information. The NIA only adds up if the 3.25m fence is shown. We cannot recommend discharge, if we don't know what it is we are discharging.

Thanks
Mark

From: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Sent: 16 June 2025 12:31
To: Niland, Mark <Mark.Niland@sholland.gov.uk>

Cc: _planningadvice <planningadvice@sholland.gov.uk>; Mark Calo <Mark.Calo@seagatehomes.co.uk>
Subject: RE: Donington - South Holland Planning

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Hi Mark,
Apologies for the delay.

Ok – So the acoustic ventilation measures are provided on plots where required as detailed in the Acoustic report. This is done via a Sonair 3 unit.

The attached TM59 calculations for each of the affected housetypes (type A, E and G) labelled ‘noise’, require 10l/s of extra ventilation to each bedroom to overcome the overheating – which is dealt with by Building control sign off, i.e. Our m&e designs include for this to meet the regulations of part O.

Just FYI and not really relevant to this condition; The plots of the same housetypes that are not affected by acoustics do not require this additional ventilation install, and pass on the simplified method of overheating.

Therefore – I can confirm that overheating is dealt with in the MVAC of the dwellings as required by Part O of the building regs and the TM59 calcs.

Regards
Lee



Lee Russell
Technical Director
T: 01406 365533
M: 07786 467013
E: Lee.Russell@seagatehomes.co.uk
W: www.seagatehomes.co.uk



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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: 13 June 2025 08:06
To: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>
Subject: RE: South Holland Planning

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Hi Lee,

H04-0291-25 Land off Malting Lane (Phase 2)
H04-0295-25 Land off Malting Lane (Phase 2)

I hope you are well?

Have you got anything to provide regarding the internal temperature control yet (these applications are on the brink of 12 weeks).

Thanks
Mark

From: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Sent: 06 June 2025 16:33
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Subject: Re: South Holland Planning

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Hi mark,
I've tried calling back a couple times but can't get through ?
Could you try calling me again at all ?

Regards
Lee

Sent from [Outlook for iOS](#)



Lee Russell
Technical Director
T: 01406 365533
M: 07786 467013
E: Lee.Russell@seagatehomes.co.uk
W: www.seagatehomes.co.uk



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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: Friday, June 6, 2025 10:58 am
To: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Cc: _planningadvice <planningadvice@sholland.gov.uk>
Subject: RE: South Holland Planning

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Hi Lee,

H04-0295-25 - Land off Malting Lane (Phase 2)

I tried to give you a call earlier. I am still awaiting some dialogue with Environmental Protection. In their comments one important note is that in the event of overheating there is no mechanism (other than to open the windows) to reduce internal heat. I think this is a valid point.

Thanks
Mark

From: Lee Russell <Lee.Russell@seagatehomes.co.uk>
Sent: 06 June 2025 09:56
To: Niland, Mark <Mark.Niland@sholland.gov.uk>
Cc: Allen, Daniel <Daniel.Allen@sholland.gov.uk>
Subject: Re: South Holland Planning

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Mark,
Desperate for these 2 sign offs - any news please ?

Regards
Lee

Sent from [Outlook for iOS](#)

	Lee Russell Technical Director T: 01406 365533 M: 07786 467013 E: Lee.Russell@seagatehomes.co.uk W: www.seagatehomes.co.uk	Follow Us  Seagate Homes Pudding Lane Pinchbeck, Spalding Lincolnshire PE11 3TJ		
				

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From: Niland, Mark <Mark.Niland@sholland.gov.uk>
Sent: Monday, June 2, 2025 4:53 pm
To: Lee Russell <lee.russell@seagatehomes.co.uk>
Cc: Allen, Daniel <Daniel.Allen@sholland.gov.uk>
Subject: South Holland Planning

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Hi Lee,

H04-0295-25 - Land off Malting Lane (Phase 2)
H04-0291-25 - Land off Malting Lane (Phase 2)

I hope you are keeping well?

I just wanted to touch base on these, Dan has given me a detailed handover and got me up to speed with these applications, which are now in my name as case officer. We will look into these as a matter of priority and come back to you very soon.

Kind Regards

Mark

Mark Niland | Planning Officer | South Holland District Council

DDI: 01775 213962
www.sholland.gov.uk



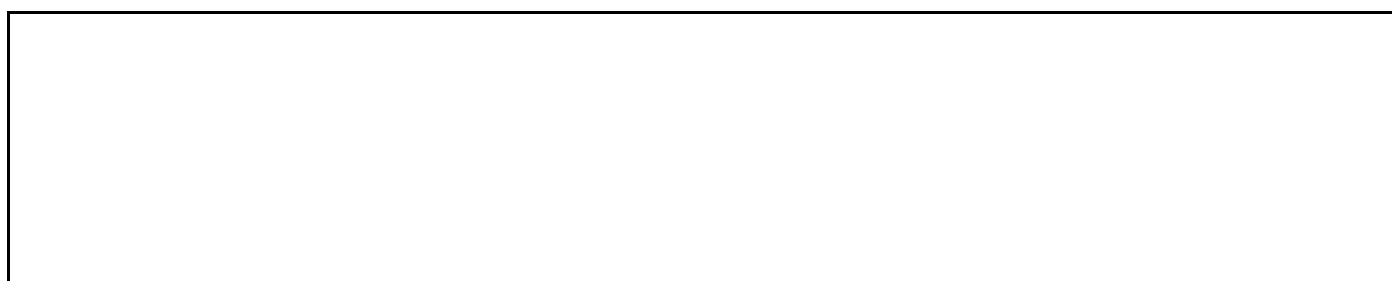
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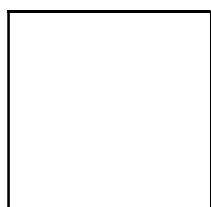
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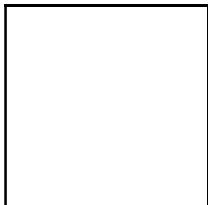
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