

Gedney, Oliver

From: Grant, David
Sent: 24 January 2021 19:59
To: _planningadvice
Subject: FW: 36-38 Holbeach Road H16-0900-20
Attachments: We sent you safe versions of your files; SW20-115-100 P3 - External Works and Parking Plan.pdf; Gmail - SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ - Payment confirmation.pdf; RE FW FW SW20-115 S184 Crossover detail Holbeach Road Spalding PE11 2HQ.msg

Please add this email and attachments to the application under 6SUP and the title External Works and Parking Plan.

Many thanks,

David Grant | Senior Planning Officer | **South Holland District Council**
Direct Dial: 01775 764472
www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

I am on leave Saturday 30 January 2021 to Sunday 07 February 2021 (inclusive)

From: Ryan & Steve Directors <scottparkdevelopmentsltd@gmail.com>
Sent: 24 January 2021 19:41
To: Grant, David <dgrant@sholland.gov.uk>
Cc: Fidler, Richard <rfidler@sholland.gov.uk>; sapconstruct@yahoo.com
Subject: Re: 36-38 Holbeach Road H16-0900-20

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

This message originated from outside your organization

Good evening David,

Hope this email finds you well

Further to our conversation Wednesday, please see attached all relevant information from LCC Highways and ourselves regarding the outstanding condition on our Planning over on Holbeach Road.

As discussed, the email trail confirms that all details are now correct and agreed on the relevant and previously forwarded drawing (attached again for ease of reference). We also draw your attention to the email trail attached confirming that the relevant fee has been paid to LCC on Wednesday 20th January 2021.

As per our conversation on Wednesday, we very much look forward to the confirmation that all relevant conditions have been satisfied for all information submitted early next week,

Kind Regards

Ryan Scott Bsc (Hons)

07934 593431

For and on behalf of **Scott Park Developments Ltd**

On Wed, Jan 20, 2021 at 8:58 AM Ryan & Steve Directors <scottparkdevelopmentsltd@gmail.com> wrote:

Good morning David,

We desperately need these conditions signed off.

The original submission for the discharge of conditions was sent to you on 6th October 2020, so this has now been with you 15 weeks, with at least 2 extensions of time (prior to and then after Christmas), we were supposed to have the decisions 7th December, then 14th, then first week of January. We spoke on Monday where you confirmed that it was just a landscaping plan that was required so that your colleague could confirm the contamination condition. I have sent this rough plan over, and the accompanying explanatory email yesterday as agreed. Please see attached more formal plan from our Engineer showing the parking layout, the macadam surfacing to the front, and then slabbing as per our 2no. explanatory emails, PDF data sheets for the slabs and the rough plan. For the avoidance of any doubt, it will be hard landscaping (slabs) to all external areas not shown as macadam surfacing.

For ease of reference, please see attached a copy of the original submission email confirming all of the above and the plans etc, which we were still discussing this week, even though it was submitted in October.

With regards to the information for condition 11, we have agreed all relevant details with LCC Highways. The attached plan shows this and we attached the written confirmation from Highways that the plans are as agreed. Condition 11 on the granted consent, it states that the vehicular access and then surface water runoff disposal needs to be agreed, and this has been done. As you can see, the SW will be collected in a private ACO type chanel and enter into the private drainage on the scheme. As per comments at original planning, the drainage scheme of the previous on the site prior to demolition and also the lack of adequate ground, size or soil conditions for soakaways or similar, then there is no option but to dispose of the SW this way, all as agreed by LCC and your own building control department.

We can submit the Highway discharge now, however we simply cant wait until the 20th February for the sign offs. As we have previously discussed, these conditions are holding up our progress on site hugely and have been ongoing for months. We are unable to complete our development finance drawdowns, and we are awaiting commencement of the superstructure masonry works W/C 1st February 2021. Can someone in the planning department cast their eye on the Highways agreed plans, I will send you the correspondence where you can see that amendments were requested and actioned, and we can get at least an email confirming everything is in order before the formal paperwork comes out? This will at least enable us to continue working and moving forward, otherwise all works will have to cease now. This in our eyes is a compromise, especially seeing that we have been let down on every deadline given to us to date so far, you can understand our reticence to give more extensions of time.

Please do give me or my fellow owner and director Steven Parker (07775314737) a call should it be easier to discuss, however we await the receiving of the sign off discharges ASAP.

Kind Regards

Ryan Scott Bsc (Hons)

07934 593431

For and on behalf of **Scott Park Developments Ltd**

On Wed, Jan 20, 2021 at 8:06 AM Grant, David <dgrant@sholland.gov.uk> wrote:

Dear Mr Scott,

Given the submission of new condition compliance information and the need to reconsult County Highways & SUDS, can I please request an extension of time to 20 February 2021?

Yours sincerely,

David Grant | Senior Planning Officer | **South Holland District Council**

Direct Dial: 01775 764472

www.sholland.gov.uk

Please note that any informal officer opinion expressed by this email is without prejudice and is not binding on the Council during the consideration of any formal application.

I am on leave Thursday 21 January 2021 to Sunday 24 January 2021 (inclusive)

The information contained in this email is confidential and intended only for the person or organisation to which it is addressed. If you have received it by mistake, please disregard and notify the sender immediately. Unauthorised disclosure or use of such information may be a breach of legislation or confidentiality and the content may be legally privileged. Any improper dissemination, forwarding, printing, or copying of this email is strictly prohibited. Emails sent from and received by employees of South Holland District Council may be monitored. They may also be disclosed to other people under legislation, particularly the Freedom of Information Act 2000, GDPR, the Data Protection Act 2018 and the Environmental Information Regulations 2004. If you have contacted the Council for a service any personal data you share will be used to help you access its services, or to answer your enquiry in line with our Privacy Policy. For full details of your rights please visit our website at www.sholland.gov.uk. Unless this email relates to South Holland District Council business it will be regarded by the Council as personal and will not be authorised by or sent on behalf of the Council.

Gedney, Oliver

From: Andrew Blissitt <Andrew.Blissitt@lincolnshire.gov.uk>
Sent: 12 January 2021 15:23
To: Ryan & Steve Directors
Subject: RE: FW: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Good afternoon

Natalie has confirmed that the drawings are now approved. Can you email me when you have sent the fees as I am not automatically informed by our finance team and want to avoid any delays?

Regards

Andy

From: Ryan & Steve Directors [mailto:scottparkdevelopmentsltd@gmail.com]
Sent: 09 January 2021 13:24
To: Andrew Blissitt; Natalie Gammons
Cc: Adam Wilson; Jon Sharpe; sapconstruct@yahoo.com
Subject: Fwd: FW: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Good afternoon Andrew,

Further to our previous correspondence and also the submission of the revised/updated detailed drawing to your colleague Natalie Gammons, we can confirm that it is of highest importance to us that we proceed ASAP with all necessary agreements and the associated paperwork etc.

Can you please re-issue your documentation as necessary so we can get the fees paid and the alike.

Can you please confirm now that we have satisfied the requested amendments to the drawing, how long will the process now take until we have a formal confirmation of agreement in place? This is a pre-commencement planning condition and we have development finance dependant on this sign off, so your timely response is appreciated

Kind Regards

Ryan Scott Bsc (Hons)

Director

07934 593431

For and on behalf of **Scott Park Developments Ltd**

On Tue, 22 Dec 2020, 08:29 Adam Wilson, <adam@shieldswilson.co.uk> wrote:

Morning Steve,

As discussed yesterday I would reply to the below and let him know that a revised drawing has been submitted and that you do wish to progress the application at the reduced fees as agreed.

I would also ask him if anyone else can review the revised drawing as we have had an out of office bounce back from Natalie who is now not in the office until the New Year., in fact she finished on Friday and is not back until the 11th so we could really do with someone else picking it up before then.

Hope this helps.

Kind regards,

Adam Wilson CEng MStructE

Director, Chartered Structural Engineer

Mob: 07793081109

Email: adam@shieldswilson.co.uk

Error! Filename not specified.

For & on behalf of Shields Wilson Limited. Company No: 12611213 Registered office: Bank House, Broad Street, Spalding, PE11 1TB

This email is confidential. If you are not the intended recipient any disclosure is prohibited. Please contact the sender and delete from your system. We accept no responsibility for viruses contained in emails or attachments.

From: Ryan & Steve Directors <scottparkdevelopmentsltd@gmail.com>

Sent: 21 December 2020 13:14

To: Adam Wilson <adam@shieldswilson.co.uk>

Subject: Fwd: FW: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Fyi

Regards

Steve

----- Forwarded message -----

From: **Andrew Blissitt** <Andrew.Blissitt@lincolnshire.gov.uk>

Date: Mon, 21 Dec 2020, 13:07

Subject: FW: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

To: scottparkdevelopmentsltd@gmail.com <scottparkdevelopmentsltd@gmail.com>

Good afternoon Ryan

I'm in the process of updating my records before the Xmas period commences and have noticed I haven't received a response to my email below.

Could you let me know how you wish to proceed and I can amend the Minor Works agreement letter to reflect the reduced fees?

Regards

Andy

From: Andrew Blissitt

Sent: 02 December 2020 09:00

To: Ryan & Steve Directors

Subject: RE: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Good afternoon Ryan

In relation to your questions regarding the Minor Works fee of £2700, this a standard fee where it is estimated that the works within the public maintainable highway will be £10,000 or less and goes towards covering the costs of technical approval, the subsequent drafting of the agreement by our legal section and site inspections during the construction.

As I am new to this post, I can't comment on why you were unaware of this but technical approval of drawings can not proceed until the fee has been received and this is normally requested at a very early stage following planning approval.

I have taken your comments on board regarding the scheme being similar to a large dropped crossing and have discussed this with the team that would deal with S184 requests. In line with their fees and on this occasion only, I am able to reduce the Minor Works fee to £1800.

I will issue revised documentation following your confirmation of receipt of this email.

Regards

Andrew Blissitt (FIHE)

Maintenance Design Engineer

Lincolnshire County Council

Place Directorate

Lancaster House

Orchard Street

Lincoln

LN1 1XX

01522 782070

www.lincolnshire.gov.uk

From: Ryan & Steve Directors [mailto:scottparkdevelopmentsltd@gmail.com]

Sent: 30 November 2020 18:16

To: Andrew Blissitt

Cc: sapconstruct@yahoo.com; Adam Wilson

Subject: Re: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Evening Andrew,

Trust you are well,

Thank you for your emails today regarding our development on Holbeach Road, Spalding.

With regards to the fee, we haven't been made aware of this at any point until now, so to be honest this has landed as a bit of a shock, however we welcome the discussions around this. Does the fee relate to the cost of the works, the complexity etc, or is this a flat fee?

To confirm a couple of the points on the previously attached letter, please see below:

- No land is to be transferred to LCC or any public body. The parking spaces will be private owned and in the deeds/conveyance with the plots.
- Scott Park Developments Ltd is both the land owner and the developer. The works will be carried out by suitably qualified tradesmen with relevant highway works certification and the alike. I assume on this basis you would not need our solicitors details due to there being no land transfers etc?
- As alluded to in your previous emails, our Engineer alongside us are in discussion with Natalie over the finite detailing of the drawings as we have already submitted once. We hope to have these wrapped up quite quickly.

We don't wish to sound like we underplay the importance of all the processes, we will clearly do what is necessary to get the works complete, however we have to apologise for maybe underestimating the detail in which the agreements were to be driven, for what appeared to the simple builders we are be a dropped kerb application (albeit a larger than usual dropped kerb!).

Thank you for your help in these matters and your letter. As above, we hadn't been advised of these points up until now so we appreciate your assistance.

We look forward to moving forward with the process, although should you have any queries please do not hesitate to contact me,

Kind regards,

Ryan Scott Bsc (Hons)

Director

07934 593431

01775 248150

For and on behalf of **Scott Park Developments Ltd**

On Mon, Nov 30, 2020 at 4:12 PM Andrew Blissitt <Andrew.Blissitt@lincolnshire.gov.uk> wrote:

Good afternoon

Further to my earlier email, please find attached the initial letter detailing the minor works process and the associated fees.

If you require any further assistance then please let me know.

Regards

Andrew Blissitt (FIHE)

Maintenance Design Engineer

Lincolnshire County Council

Place Directorate

Lancaster House

Orchard Street

Lincoln

LN1 1XX

01522 782070

www.lincolnshire.gov.uk

From: Andrew Blissitt
Sent: 30 November 2020 13:43
To: 'scottparkdevelopmentsltd@gmail.com'
Subject: FW: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Good afternoon

I will managing the S278 minor works permit for the above scheme and note from our files that we haven't received the fees for the technical checks and processing of the minor works permit. It may be that these have not been requested from yourself in the past. I was hoping to speak with Jon Sharpe who has been dealing with this application previously but I believe he is on leave today. Natalie Gammons will continue to be the point of contact for any technical issues.

I will forward the authorities initial letter detailing the process later today.

Regards

Andrew Blissitt (FIHE)
Maintenance Design Engineer
Lincolnshire County Council
Place Directorate
Lancaster House
Orchard Street
Lincoln
LN1 1XX

01522 782070

www.lincolnshire.gov.uk

From: Ryan & Steve Directors [mailto:scottparkdevelopmentsltd@gmail.com]
Sent: 29 November 2020 15:11
To: Natalie Gammons
Cc: Jon Sharpe; Andrew Blissitt; Adam Wilson
Subject: Re: SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Good afternoon Natalie,

Thank you for your email and thank you for confirming that we will be detailing with yourself moving forward in light of Hamish moving on.

Just a quick email to confirm that our Engineer Adam Wilson is looking at the comments made in regards to the drawing details and we should have something back to you for your approval quite quickly. Thank you for the comments.

With regards to the drainage questions raised, we can confirm that it was only the Aco drainage to the parking areas alone which was proposed to be connected to the existing highway SW drain. My co-director and I were under the understanding that this was what was agreed at the previous site meeting back in June with Jon and Hamish. However if you are now confirming that this would not be allowable under any circumstances, we would have to look at alternate options. The other SW from the development will be connected into a combined system, as were the previous buildings on the site prior to re-development. The issue of SW drainage was raised at the planning stage of the development, and it was noted at the time it would have to be disposed of in this way, as per emails and documents on the planning portal.

We look forward to working with you to ensure this is all completed to a satisfactory conclusion for all involved, should you have any queries please do not hesitate to contact us,

Kind regards,

Ryan Scott Bsc (Hons)

Director

07934 593431

01775 248150

For and on behalf of **Scott Park Developments Ltd**

On Fri, Nov 27, 2020 at 3:28 PM Natalie Gammons <Natalie.Gammons@lincolnshire.gov.uk> wrote:

Ryan,

Apologies for the delay, as Jon has indicated, Hamish is now retiring next month and as such sites allocated to him are now allocated to others.

Following your site visit with Hamish and Jon please find the following:

The process for Minor Works is that Jon's team undertakes the Planning side of this agreement and someone from the Minor Works & Traffic team (myself on this occasion) will check and approve the drawings. Once approved Jon will arrange the Agreement which be sent to you for signing.

Following this and the commencement of works these will be inspected on site and testing arranged to be carried out once the works are completed.

Looking at the current plans there a couple of details that require clarifying.

1. **Drainage** – it will not be acceptable for the water collected within the Aco channel at the front of the parking area to be piped directly into the road gullies.

With this in mind, could you clarify the arrangements for drainage of the site as a whole. Namely the following:

Is there any other drainage (down pipes etc.) discharging into the proposed Aco channel?

Is there an agreement to discharge water from the site into the Anglian Water system?

2. **Aco Channel:** With regards to the Aco channel, please provide a spec of the type to be used, this needs to be a heavy duty design to withstand the continued vehicle overrun and therefore not deteriorate and potentially affect the stability of the adjacent highway.

The following notes need to be added :-

(The drawings shows various details taken from LCC standard drawings , I would like the Standard drawing to be referenced by each detail as follows) :-

- The footway is to be constructed to SD-11-4C
- kerbs and channel blocks to the carriageway edge to SD-11-1 and SD-11-2.
- Binder Course Material shall be 20mm nominal size recipe mix Dense Binder Course (AC 20 Dense Bit 40/60 rec) to clause 9.1 laid in a single layer or combination of layers not less than 50mm thick nor greater than 110mm thick . Compaction shall be in accordance with Clause 7.2 to a void content within the range 2-8% and all layers must be bonded together
- Sub-base shall be type 1 to clause 8.1. A minimum in situ CBR of 30% and/or minimum stiffness of 35MPa is required, determined by Plate bearing Test or light weight Drop Tests respectively to clause 8.2

Please forward updated plans with the above amendments and we will be able to go from there.

Kind regards,

Natalie Gammons

Maintenance Design Engineer

Lincolnshire County Council

Place Directorate

Highway Asset Management

Minor Works and Traffic

Lancaster House

Orchard Street

Lincoln

LN1 1XX

 01522 782070

 cschighways@lincolnshire.gov.uk

 www.lincolnshire.gov.uk

Note: We are a Microsoft Office site. Our base version is 2010. Please make sure that files you send can be read in this format. Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail is strictly prohibited save unless expressly authorised by the sender. The information contained in this message is intended for the named recipients only. It may contain privileged and confidential information and if you are not the addressee or the person responsible for delivering this to the addressee, you may not copy, distribute or take action in reliance on it. If you have received this message in error, please notify the sender(s) immediately by telephone. Please also destroy and delete as soon as possible the message from your computer.

 TLS encrypted by **Symantec**

 TLS encrypted by **Symantec**

Note: We are a Microsoft Office site. Our base version is 2010. Please make sure that files you send can be read in this format. Any form of reproduction, dissemination, copying, disclosure, modification, distribution and/or publication of this e-mail is strictly prohibited save unless expressly authorised by the sender. The information contained in this message is intended for the named recipients only. It may contain privileged and confidential information and if you are not the addressee or the person responsible for delivering this to the addressee, you may

not copy, distribute or take action in reliance on it. If you have received this message in error, please notify the sender(s) immediately by telephone. Please also destroy and delete as soon as possible the message from your computer.

SW20-115 S184 Crossover detail, Holbeach Road, Spalding PE11 2HQ

Ryan & Steve Directors <scottparkdevelopmentsltd@gmail.com>

Sun, Jan 24, 2021 at 7:39 PM

To: Andrew Blissitt <Andrew.Blissitt@lincolnshire.gov.uk>

Cc: sapconstruct@yahoo.com

Bcc: Adam Wilson <adam@shieldswilson.co.uk>, Jeremy.stockagric@outlook.com

Good Evening Andrew,

We can confirm that the £1800 fee was paid to LCC Highways on the previously confirmed bank details on Wednesday 20th January 2021 from Scott Park Developments Ltd.

We look forward to the receipt of the confirmed agreement

Kind Regards

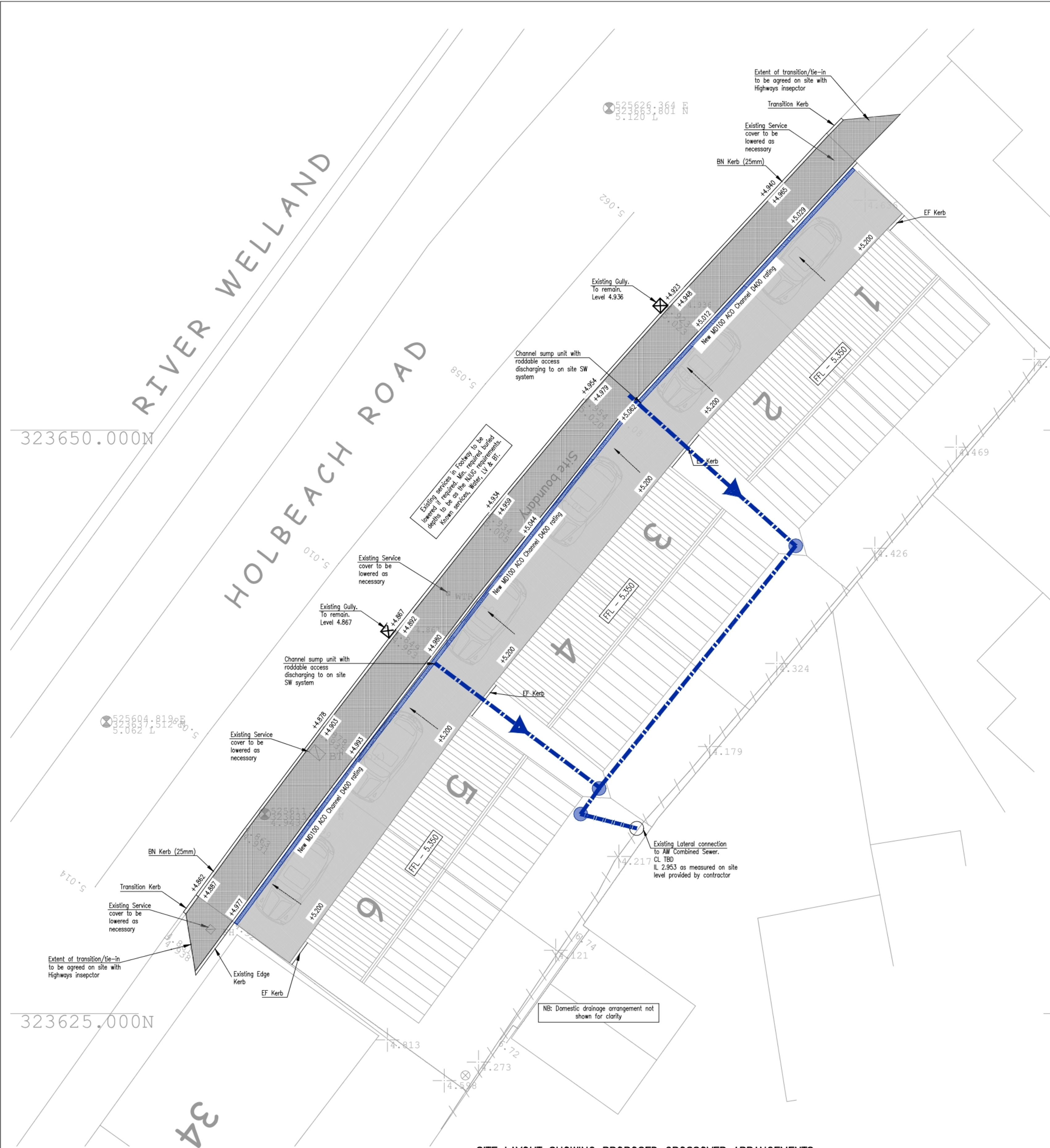
Ryan Scott Bsc (Hons)

Director

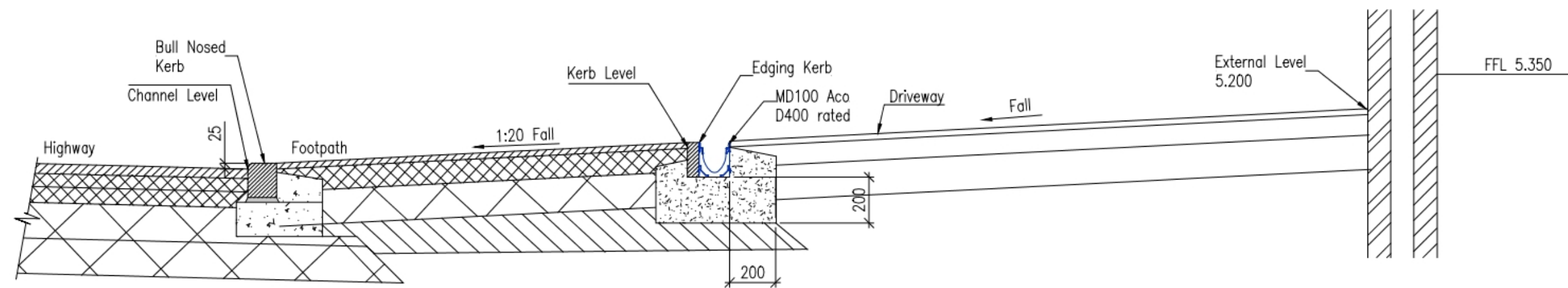
07934 593431

For and on behalf of **Scott Park Developments Ltd**

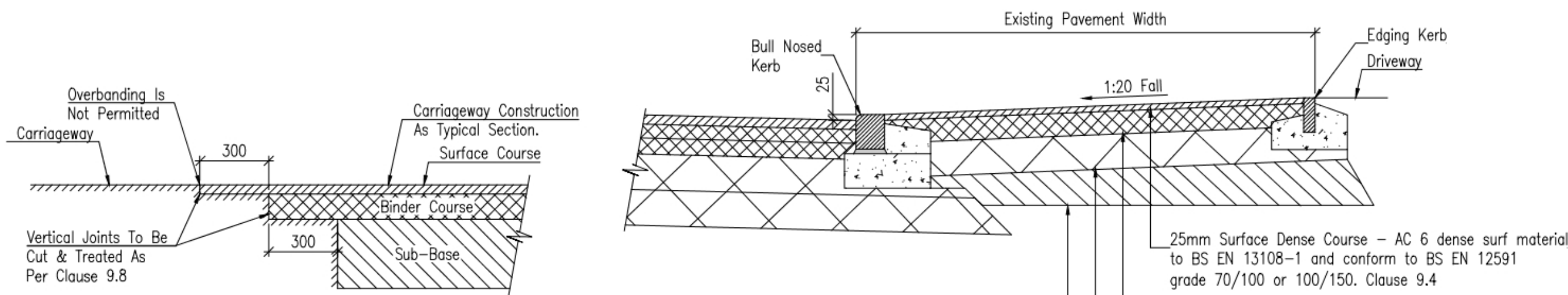
[Quoted text hidden]



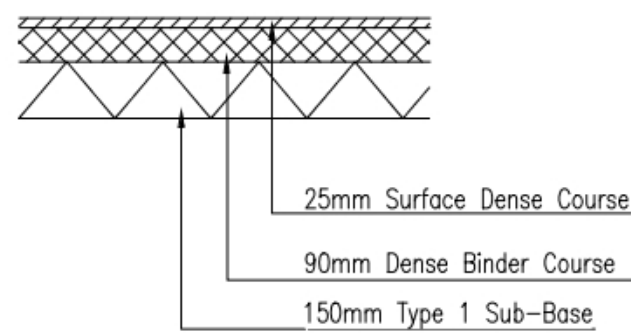
SITE LAYOUT SHOWING PROPOSED CROSSOVER ARRANGEMENTS



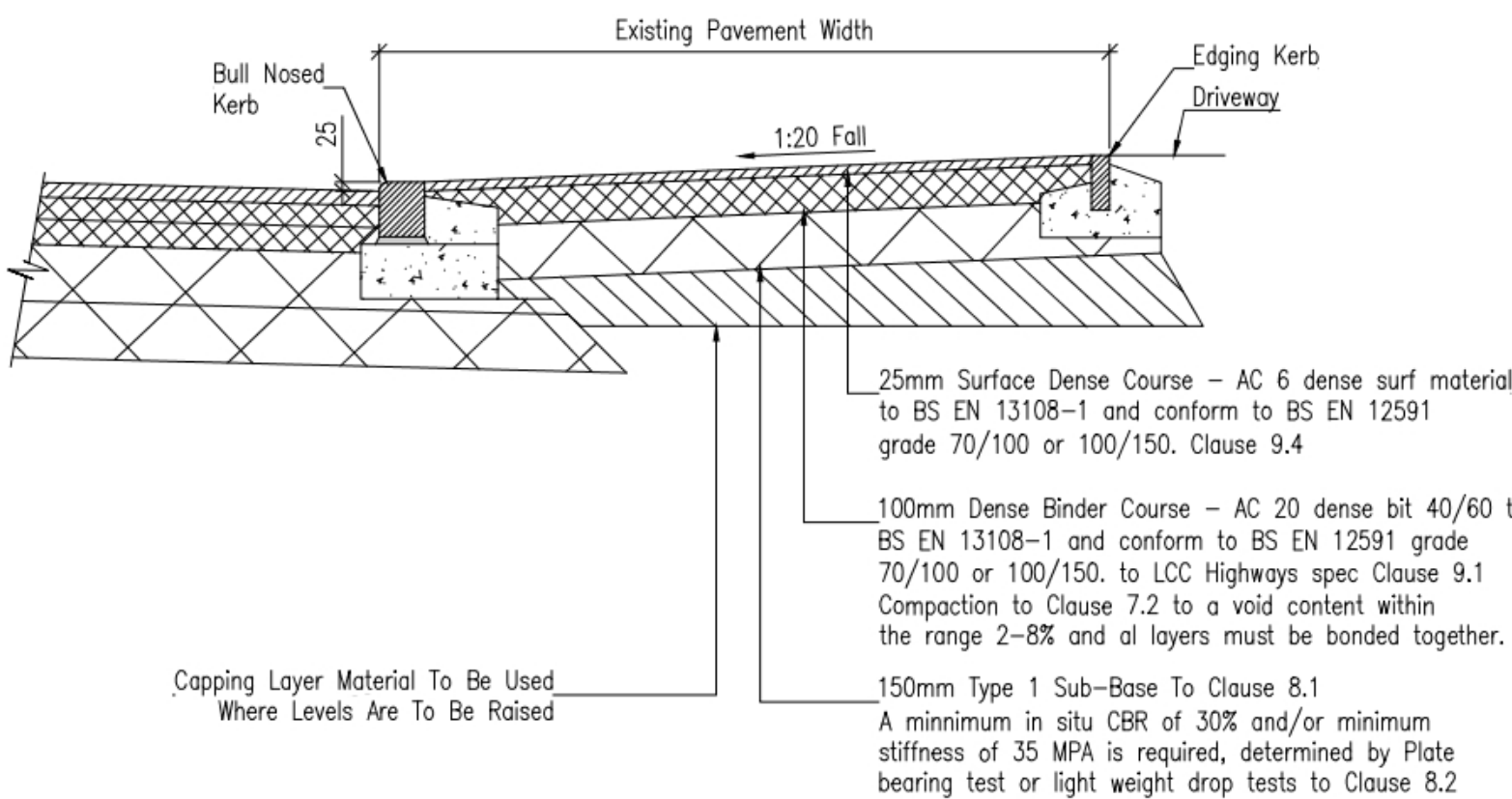
Section through Pavement & Private Driveway
Scale 1:20



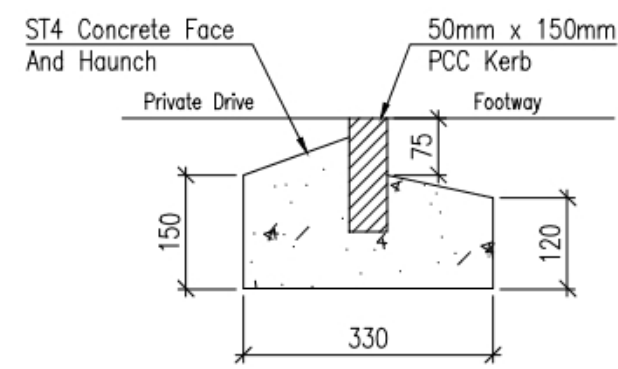
Typical tie in Joint With Existing Carriageways
Scale 1:20



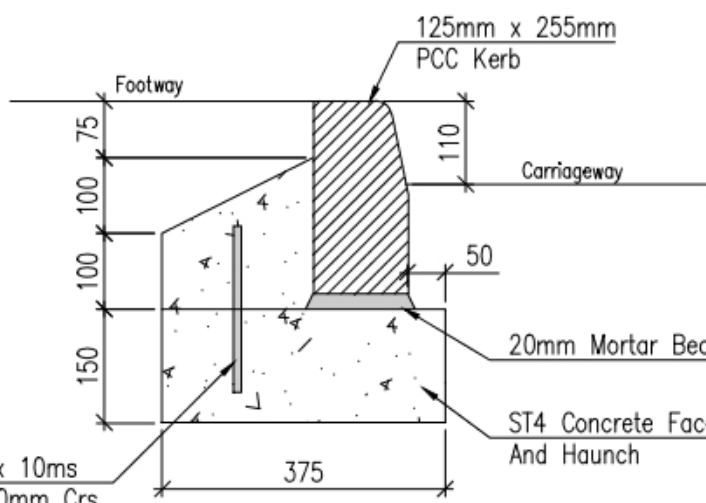
Typical Private Drive construction
Scale 1:20



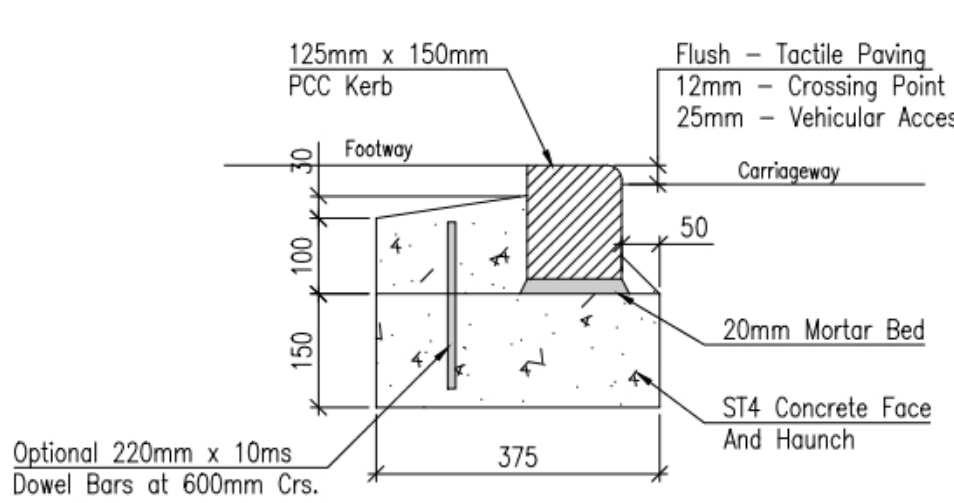
In accordance with LCC standard drawing SD-11-4C
Typical Tarmac Vehicle Crossing Construction Detail
Scale 1:20



Typical Edging Kerb Detail
(EF 50x150mm)
Scale 1:10



In accordance with LCC standard drawing SD-11-1
Typical Standard Kerb Detail
(HB2 125x255mm)
Scale 1:10



In accordance with LCC standard drawing SD-11-2
Typical Bull Nose Kerb Detail
(BN 125x150mm)
Scale 1:10

CDM (Construction Design and Management Regulations 2015):

1. If you do not fully understand the risks involved during the construction of the items indicated on this drawing ask your manager, health & safety advisor or a member of the design team before proceeding.
2. Existing services may exist on-site. The contractor shall liaise with all relevant service companies and arrange for all services to be located, marked and protected.
3. Drainage works may involve deep excavations and/or heavy plant/materials.
4. The contractor shall read and understand the Ground Investigation Report and be aware of and potential variations in soil conditions over the site.
5. The potential for danger to the general public and site personnel exists from works in the public highway. The contractor shall liaise with the highway authority (Lincolnshire County Council) and ensure safe method of working is maintained at all times.
6. Existing drainage pipes may be asbestos cement or fibre reinforced pipes, or concrete pipes containing asbestos fibre. Contractor to ensure competent staff adequately trained are engaged in the works, and disposal of any affected material is undertaken in line with current legislation and good practice guidelines.
7. The contractor is to be aware that overhead cables may cross the site.
8. The contractor is to be aware that works may involve working adjacent to or in existing watercourses.
9. Works may involve working in close proximity to an existing water main. The contractor is to ensure that this is fully located and protected during the works.

'The specification in all respects shall be in accordance with the current Lincolnshire Development Road and Sustainable Drainage Design Guide' and 'Development Road and Sustainable Drainage Specification and Construction' publications in force in the county at the time of construction.

The minimum longitudinal fall for highways, without channel blocks shall be 1 in 150, and with channel blocks 1 in 250 (see Clause 10.1).

In addition, ensure that the first section of any side road falls away from the road to which it is connecting. If general topography requires it to rise, this change of direction should take place after the first set of gullies. This is to ensure a 'false channel' with associated drainage problems is not created in the bellmouth of junctions.

'General deterioration of the existing highway/footway/verges created through construction of the new Section 38 Development will be reinstated to the current Development Road Specification at the developers own cost at the agreement of the Inspecting Highway and Flood Authority Officer'.

'No Private surface water shall discharge onto the adoptable highway'.

'No private, structural features shall overhang the adoptable highway'.

'No private retaining walls exceeding 1.37m shall be within 3.66m of the highway boundary'.

Rev	Revision	Drn	App	Date
P3	PRELIMINARY - UPDATED TO LCC COMMENTS	APW	APW	12/20
P2	PRELIMINARY - GENERAL AMENDMENTS	APW	APW	10/20
P1	PRELIMINARY - FOR APPROVAL	APW	APW	10/20

SHIELDS WILSON e: info@shieldswilson.co.uk t: 01775 729252 STRUCTURAL AND CIVIL ENGINEERING				
Status	FOR APPROVAL			
Client	SCOTT PARK DEVELOPMENTS			
Project	RESIDENTIAL DEVELOPMENT HOLBEACH ROAD, SPALDING			
Title	PROPOSED EXTERNAL WORKS LAYOUT			
Date	OCT 20	Scales	Drawing No.	Rev
Appr	APW	1:100 1:20	20-115-100	P3