

Emma Gillespie

From: emma.gillespie@vistry.co.uk
Subject: FW: Lotmead (APP/U3935/W/24/3337172)

From: Edward Snook <ESnook@swindon.gov.uk>
Sent: Thursday, March 21, 2024 9:42 AM
To: Mark Sommerville <MSommerville@savills.com>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead (APP/U3935/W/24/3337172)

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Morning Mark,

Noted. We are seeking to narrow the issues as much as possible so would therefore want to focus on areas of agreement with the SoCG.

Kind regards,
Ed

Edward Snook

Principal Planner (Interim) – Strategic Planning

Strategic Development
Swindon Borough Council

Mobile: 07823525270

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From: Mark Sommerville <MSommerville@savills.com>
Sent: 20 March 2024 16:25
To: Edward Snook <ESnook@swindon.gov.uk>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead (APP/U3935/W/24/3337172)

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Hello Ed,

Thanks. We are very happy to come back with comments and proposed additions, however, I wanted to gain some clarity on the parameters of what you are or aren't prepared to consider in a shared statement to avoid us wasting time in proposing changes you aren't prepared to consider.

I'm sorry to ask again, but from your comments below, are you saying that you are not prepared to include a "matters of disagreement" section?

Kind regards,

Mark

Mark Sommerville MRTPI
Director
Planning

Savills, Embassy House, Queens Avenue, Bristol, BS8 1SB

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 Mobile : +447807999390

Email : MSommerville@savills.com

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From: Edward Snook <ESnook@swindon.gov.uk>
Sent: Wednesday, March 20, 2024 2:37 PM
To: Mark Sommerville <MSommerville@savills.com>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead (APP/U3935/W/24/3337172)

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Hello Mark,

The issued draft SoCG sets out the content the Council consider should be within the SoCG. Happy to review any comments you may have.

The decision making framework, timeline etc fall within the '3. Planning History' section of the initial SoCG Draft, so these are covered within my comments in the previous email.

Kind regards,

Ed

Edward Snook

Principal Planner (Interim) – Strategic Planning

Strategic Development
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Mobile: 07823525270

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From: Mark Sommerville <MSommerville@savills.com>
Sent: 20 March 2024 12:05
To: Edward Snook <ESnook@swindon.gov.uk>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead (APP/U3935/W/24/3337172)

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Hello Ed,

Thank you for the swift response.

We consider that it will be important to the Inspector to understand all the common and uncommon ground between us whether that is factual or other. Sometimes the line between the two is not clear cut. For example, your edits remove all references to meetings that took place between the Council and the Appellant, pre-and post-submission. I would hope that we agree that it is a matter of fact that these meetings took place?

Regarding the Planning History set out in our draft, whilst we appreciate there may be sections where we don't agree, but please could I ask that you reconsider in advance of Friday? The vast majority of commentary under our headings of "Original Outline Permission", "Section 106 Agreement Deed of Variation", "Pre-Application Engagement", "Section 73 Application" and "Other" is factual and a matter of public record, and is relevant to the determination of this Appeal as we do both agree that the outline planning permission is a material consideration.

I note that you did not answer my queries regarding the decision making framework, the timeline or the inclusion of a section clearly setting out matters of disagreement. Please could we have your thoughts on those?

Kind regards,

Mark

Mark Sommerville MRTPI
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From: Edward Snook <ESnook@swindon.gov.uk>
Sent: Wednesday, March 20, 2024 11:27 AM
To: Mark Sommerville <MSommerville@savills.com>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead (APP/U3935/W/24/3337172)

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Hello Mark,

Thank you for the email. We considered that given the changes to the structure and content, starting with a clean version is the most effective and efficient way to evolve the SoCG for the timescales. Further comments in response to your email below.

Structure of Document

- 3. Planning History: Much of the section within the submitted draft is not fact and does not relate to the merits of the application. We therefore do not consider it helpful for the Inspector nor relevant for the SoCG. Happy to discuss including a list of the relevant planning applications.
- 5. Relevance of supplementary planning guidance: As outlined within your email, this is included within the material considerations section.
- 6. List of possible conditions: As outlined within your email, these would be incorporated in to the SoCG as Appendices.

We agree that a section covering the areas of agreement is helpful and are happy to evolve this section as part of further discussions.

Drainage Commentary (paras 1.18 through to 1.40)

We considered it sat well in this section, however happy to discuss if you have an alternative view.

Other Matters

See comment above re: 3. Planning History.

Kind regards,
Ed

Edward Snook
Principal Planner (Interim) – Strategic Planning



From: Mark Sommerville <MSommerville@savills.com>
Sent: 20 March 2024 09:42
To: Edward Snook <ESnook@swindon.gov.uk>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead (APP/U3935/W/24/3337172)
Importance: High

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Good Morning Ed,

Thanks for sharing your draft statement last night and I have started reviewing this morning.

It is a little frustrating that you have opted to produce an entirely new document rather than proposing changes to the draft we shared with you in November 2023. This certainly creates more work in reviewing and reaching as much common ground as possible in advance of the fast approaching deadlines on 2nd and 9th April.

Nevertheless, to allow me to join our meeting on Friday as prepared as possible, please could you advise on the following matters as soon as possible, and ideally today, to allow me to then have reasonable opportunity to discuss with our client?

On other matters in your email, we are working to respond to your points 2, 3 and 4 as soon as possible.

Structure of Document

In your response below, you advise that you have followed the PINS template, which I have attached. However, in providing a new statement, you appear to have removed some of the headings from the template that we provided in our draft, including:

- 3. Planning history
 - We view this as particularly helpful in setting out to the Inspector the key documents and plans from the existing consent and the scope of the proposals. We would like this to be added back in.
- 5. Relevance of supplementary planning guidance
 - Removed, but I note you have opted to include this under the separate heading of material considerations.
- 6. List of possible conditions
 - Though I note you propose to include this as an appendix.

You have also removed the two sections at the end of our statement which were matters subject to agreement and, crucially, matters subject to disagreement. The latter is often the most helpful element of any Statement of Common Ground. This is very unhelpful for us and the Inspector. As a result of your removal without any accompanying explanation, we are in the dark as to what you do and don't agree with from the evidence we had shared.

[Drainage Commentary \(paras 1.18 through to 1.40\)](#)

We'll respond separately on content, but would this not more appropriately sit within the key issue of drainage and flood risk?

Other Matters

As part of removing Other Matters of Agreement and Disagreement, you have removed commentary in relation to a number of issues including the Decision Making Framework and Pre-Application and Application Timeline, without explanation. Much of this I would like to talk through on Friday, however, there are two points I wanted to query:

- In relation to the Decision Making Framework, are you disagreeing with what we had put in the draft?
- In relation to the Timeline, are you disputing that this is factually accurate?

We would be grateful for your response as soon as possible today.


Kind regards,

Mark

Mark Sommerville MRTPI
Director
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From: Mark Sommerville

Sent: Tuesday, March 19, 2024 7:19 PM

To: Edward Snook <ESnook@swindon.gov.uk>

Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>

Subject: RE: Lotmead (APP/U3935/W/24/3337172)

Hello Ed,

Thank you for sharing. I will review first thing tomorrow.


Kind regards,

Mark

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From: Edward Snook <ESnook@swindon.gov.uk>
Sent: Tuesday, March 19, 2024 5:55 PM
To: Mark Sommerville <MSommerville@savills.com>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Emily Porter <emily.porter@savills.com>
Subject: Lotmead (APP/U3935/W/24/3337172)

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Hi Mark,

In advance of our meeting on Friday, please find attached the draft Statement of Common Ground. This is an amalgamation of the draft SoCG submitted with the appeal (Savills), PINS template and the Council's comments. Given the changes, for clarity it is considered more helpful to review as a fresh document, rather than decipher track changes. In the interests of providing the most useful SoCG for the Inspector, it initially focuses on the key facts and areas of agreement.

- 1) For now we have kept the draft list of planning conditions separate from the SoCG, but propose to include them as appendices once we have an agreed position. The draft list of conditions will follow.
- 2) At the meeting on 5th March we discussed a number of the issues and the potential for some of these to be resolved through additional information (ie. open space plans). I would be grateful for an update on whether any additional information is being prepared for submission.
- 3) To assist with reviewing the proposed strategy, please could you provide the Microdrainage Model File that was used (for both Hydrock and Peter Brett). It would also be helpful if you could provide screen shots of the "Input" page to identify the inputs in both PBA and Hydrock model runs.
- 4) For information, the attached S106 draft was sent to your clients solicitor on 15th March.

Please contact me if you have any queries, otherwise I look forward discussing further with you on Friday.

Kind regards,
Ed

Edward Snook

Principal Planner (Interim) – Strategic Planning

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