

Emily Porter

Subject: FW: Lotmead, Drainage/Planning Strategy meeting, 31-01-23

From: Andrew Cull

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Subject: Lotmead, Drainage/Planning Strategy meeting, 31-01-23

Afternoon Tracy/Richard

Thank you all for your time yesterday to discuss Lotmead, it was most helpful. See below some minutes/notes we took to summarise the meeting.

Attendees;

Tracy Harvey (Swindon Borough Council)

Richard Bell (Swindon Borough Council)

Tom Titherington (Sovereign)

Andrew Cull (Countryside)

Darren Dancy (Countryside)

Meeting notes;

- Introductions.
- Countryside & Sovereign began with a discussion on the origin of Lotmead for them, the Joint Venture, place making, quality of scheme, additional HA units etc. We also talked through the challenges the teams have faced trying to secure buy in to proposals made at a wider scale but also on a phase level. We confirmed that the JV wanted this meeting as a last chance to avoid a design that would be detrimental to the scheme, area and environment
- Tracy/Richard touched on the need for the meeting, but they hadn't been close to the detail.
- Countryside tabled & discussed various plans to explain the history that has led to this point;
 - Illustrative Masterplan, approved at outline - showing various ponds & features out on the edge of the scheme.
 - FRA Addendum, approved at outline - showing no ponds, attenuation in catchment/parcels & above flood level.
 - Summer 2022 drainage strategy – Reflected masterplan i.e. pond on edge of scheme & below flood level. Delivered unit numbers and no more flood risk but not inline with FRA addendum. Refused by LLFA.
 - Latest Drainage strategy – Inline with FRA addendum but at loss of units (due to ponds now in parcels) & raised levels (lifting ponds above flood level).
 - Section drawing – showing principle why levels are raised.
- Swindon confirmed they do not want to see levels raised more than the normal development process, impact on hedges & traffic movement are specific concerns.
- Swindon confirmed they do not want to see the loss of units, Lotmead as any other allocated site needs to deliver what it promised.
- Maintenance a concern with lots of smaller features.
- NEV SuDs SPD (as any other SPD) is guidance not policy.

- Everyone recognised that the FRA addendum clearly at odds with the other outline documents.
- S73A needed to update FRA addendum to;
 - Include key issues of the current strategy.
 - Bring it in line with masterplan.
 - Ponds on edge of scheme.
 - Not raise levels.
 - Deliver unit numbers.
 - Add in extra attenuation if possible.
 - Note advantages of wetlands.
 - Include a 3rd party review.
- Swindon happy to review before submitting to ensure the message is clear.
- Swindon will manage LLFA during S73A process as they will not take well to the changes, Swindon will consider not just drainage but the other planning constraints as well. If refused then it could be appealed which everyone is keen to avoid.
- S73A can run parallel to RM's, i.e. S73 signed off and RM week after.
- Countryside have also received advice to seek S73's on viability & masterplan to give options, Swindon not keen to peruse as ultimately drainage is the issue and we all want the units.
- PPA not currently in place due to delays, Countryside & Sovereign happy to reinstate if scheme is moving forward.

Hopefully these points agree with your recollection of the meeting, but please shout if anything is incorrect.

We'll be in touch soon as the S73 comes together.

Many Thanks

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