

Emily Porter

From: Ronald Moss <RMoss@swindon.gov.uk>
Sent: 11 July 2023 15:22
To: Emily Porter
Cc: emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships (andrew.cull@countrysidepartnerships.com); emma.gillespie@countrysidepartnerships.com; Mark Sommerville
Subject: RE: Lotmead - Meeting Notes and Actions ref: S/23/0438

Follow Up Flag: Follow up
Flag Status: Completed

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Hi Emily ,

With regard to the matters you have outlined in green.

- 1) Before going on her sabbatical Janet did inform me that the EA are very stretched at the moment and that comments were taking a while. I have not seen any from them , but will look to chase. I don't have a name of any person to which to escalate matters.
- 2) Everything really hinges on the drainage matter. There is nothing really to say or add at the moment. After the point at which a view on recommendation is taken by the LPA , obviously if it felt that matter can be moved forward positively then fortnightly meetings may be a good approach . However if we are moving towards a refusal and potential appeal , then whilst we would look to keep communication channels open I doubt there would be justification for fortnightly meetings.

Regards,

Ron

From: Emily Porter <emily.porter@savills.com>
Sent: 11 July 2023 14:33
To: Ronald Moss <RMoss@swindon.gov.uk>
Cc: emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships (andrew.cull@countrysidepartnerships.com) <andrew.cull@countrysidepartnerships.com>; emma.gillespie@countrysidepartnerships.com; Mark Sommerville <MSommerville@savills.com>
Subject: Lotmead - Meeting Notes and Actions ref: S/23/0438

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Hello Ron,

Thanks for your email.

Regarding the meeting notes, we have amended accordingly to remove your agreement to my summary for the time being, albeit, Mark does recall that this was your high level view as to the consultation responses received at the time. Please find agreed final meeting notes attached.

Thank you also for confirming the position regarding the procedural point on the RM.

With regard to the detailed matter of the crossovers to the SCR, thank you for confirmation that there is not an in principle issue. This is consistent with the approved Design Code. Notwithstanding the pause on Phase 1, the question we are really keen for your answer to is whether the volume of crossovers we are proposing is holistically supported by the Council, noting that the alternative would be rear parking courts which is strongly objected to by Peter Garitsis (and Countryside and Sovereign). As Mark raised at your on site meeting, having your answer to this now is important for our understanding of drainage. If parking courts are required, this could have further knock on implications for drainage arrangements in Phase 1, as well as latter phases.

Thank you for your comments with regard to the SPD. As agreed in the meeting notes, we will be providing further commentary as to our views on the weight to be afforded to the SPD as a material consideration, in relation to the development plan as part of an updated covering letter, which we will share with you shortly as part of the updated application package and we can also give consideration to commentary that shows just how much of the SPD we are according with. However, notwithstanding that, as the existing cover letter sets out (reattached for ease), we do not feel that the implications of the SPD were accounted for and assessed as part of the outline application and that is why the s73 is being proposed.

Noting your meeting with Richard this week, when will we be in receipt of a written consultation response from the LLFA?

We would disagree that the process we are going through at the moment seeks to justifying a certain layout. Further to the actions agreed at the meeting, we are reviewing layouts at present to explore all opportunities to get closer to the Original FRA Addendum's requirements, where this does not result in unit loss or unacceptable level raising. This work will be submitted to you as part of the updated package.

In addition to the points above, there are some other points highlighted below in **green** that you did not respond to in your previous email. We would be grateful for a response.

Kind regards,

Emily

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Planning

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From: Ronald Moss <RMoss@swindon.gov.uk>

Sent: 11 July 2023 10:57

To: Emily Porter <emily.porter@savills.com>

Cc: emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships
(andrew.cull@countrysidepartnerships.com) <andrew.cull@countrysidepartnerships.com>;

emma.gillespie@countrysidepartnerships.com; Mark Sommerville <MSommerville@savills.com>

Subject: RE: Lotmead - Meeting Notes and Actions ref: S/23/0438

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Hi Emily ,

Likewise I hope that you had a good week end.

I can confirm that the I am in general agreement with your meeting notes and actions .

Under 2 Section 73 application I do note the comment as below and will say that I have not as yet run through the application to see whether any other objections have been raised.

MS confirmed that all other comments received raised no objection. RM agreed.

Mark ,

In relation to your additional note I can confirm that my suggestion is that we pause work on the reserved matters application to come to a conclusion on the drainage matters not hold it until the s73 has been determined.

With regard to the drainage comments I am looking to meet with Richard this week. I have also reviewed the SPD and guidance/ legislation feeding in to it. Having done so my suggestion is that focus on the proposal should be to look to revise the scheme to ideally meet the requirements or at least as many of the SPD requirements as possible. In the meeting notes I see that it is re - emphasised that diminished weight should be given to the NEV drainage SPD. I will say now that the SPD is in full alignment with national legislation and guidance. Furthermore SuDs drainage principles and concepts have been around for a considerable time and developers would be expected to factor them in to their costings and proposals.

Therefore whilst it is for yourselves to put the best case forward for your proposal in terms of justification, focus on amendments to better align with the SPD rather than purely trying to justify the current layout may be the best option for a positive outcome.

Finally on the urban design matter of whether accesses can be taken off the SCR , it would not be considered fundamentally unacceptable in principle , but obviously the number of access needs consideration.

Regards ,

Ron

From: Emily Porter <emily.porter@savills.com>

Sent: 10 July 2023 17:21

To: Ronald Moss <RMoss@swindon.gov.uk>

Cc: emma.geater@countriesidepartnerships.com; Andrew Cull - Countryside Partnerships (andrew.cull@countriesidepartnerships.com) <andrew.cull@countriesidepartnerships.com>;

emma.gillespie@countrysidepartnerships.com; Mark Sommerville <MSommerville@savills.com>

Subject: Lotmead - Meeting Notes and Actions ref: S/23/0438

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Hello Ron,

I hope you had a good weekend.

I'm following up again on the below – do you have any comments on the attached before I finalise?

I've been monitoring the SBC planning portal and am yet to see the LLFA comments you were anticipating a few weeks ago now. Please can we have an update? In addition, have you received anything from the EA? We're continuing to try and gain their comments through the discretionary advice service but aren't getting traction. Is there someone we could escalate this to?

By way of an update on our end, the project team are in the process of preparing the additional information you've requested. Do let us know what day/time would suit you for a fortnightly catch up meeting and we'll get this in the diary as it would be useful to have regular contact in order to discuss how things are progressing.

Kind regards,

Emily

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From: Emily Porter

Sent: 04 July 2023 16:26

To: Ronald Moss <RMoss@swindon.gov.uk>

Cc: emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships (andrew.cull@countrysidepartnerships.com) <andrew.cull@countrysidepartnerships.com>;

emma.gillespie@countrysidepartnerships.com; Mark Sommerville <MSommerville@savills.com>

Subject: Lotmead - Meeting Notes and Actions ref: S/23/0438

Hello Ron,

I hope you are well.

Following on from my email below, please could you let us know whether you have any comments on the attached meeting notes?

For ease of reference, I've set out the actions below with an update in green aside our actions. Please could you provide an update against the actions highlighted in yellow? We are particularly keen for an update on the LLFA comments, please.

- Action 1 – MS: Text to be prepared setting out the case in terms of the development plan and other material considerations. **This is being drafted.**
- **Action 2 – RM:** Follow up on LLFA comments and provide update to MS/CSS.
- **Action 3 – RM:** Consider whether a workshop with the LLFA would be possible.
- Action 4 – EG/AC/MS: Consider and provide additional information. **This is being collated by the project team.**
- Action 5 – MS: Keep RM updated on EA engagement. **The EA are yet to respond to our request. We are continuing to chase.**
- Action 6 – MS: Provide written response to Shrivenham Parish Council comments. **Response provided on 28/06.**
- Action 7 – MS: Provide written response to Canal Trust comments. **Response is being prepared.**
- **Action 8 – RM:** Discuss vehicle crossovers with Urban Design and Highways and provide feedback as this could influence what drainage features can be provided within Phase 1.
- **Action 9 – RM:** Suggest recurring time for fortnightly meetings.

Kind regards,

Emily

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From: Emily Porter
Sent: 28 June 2023 09:41
To: Ronald Moss <RMoss@swindon.gov.uk>
Cc: emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships (andrew.cull@countrysidepartnerships.com) <andrew.cull@countrysidepartnerships.com>; emma.gillespie@countrysidepartnerships.com; Mark Sommerville <MSommerville@savills.com>
Subject: Lotmead - Meeting on Site ref: S/23/0438

Hello Ron,

I'm just following up on Mark's email below to see if you have any comments on the draft meeting notes and actions (attached again for ease of reference)? If you don't have any comments, we'd be grateful if you would confirm that they are an accurate record of the discussion.

Whilst writing, is there any update on the LLFA S73 comments?

Kind regards,

Emily

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From: Mark Sommerville <MSommerville@savills.com>
Sent: 26 June 2023 17:06
To: Ronald Moss <RMoss@swindon.gov.uk>
Cc: emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships
(andrew.cull@countrysidepartnerships.com) <andrew.cull@countrysidepartnerships.com>;
emma.gillespie@countrysidepartnerships.com; Emily Porter <emily.porter@savills.com>
Subject: RE: Lotmead - Meeting on Site ref: S/23/0438

Hello Ron,

Further to my email this morning, please find attached draft notes and actions from last Thursday's meeting. We would be grateful if you were able to review and provide any comments and confirm them as an accurate record of the discussion.

Thank you for expanding on the areas where you are seeking further information. We are meeting as a team to discuss the appropriate responses and will come back to you with any queries, in particular in relation to how we anticipate responding to the question on viability and costs, as the intention with the nature and scope of this s.73 was to seek to ensure that the proposals are viable and deliverable, thus avoiding going through any formal viability re(appraisal).

You will note that we have flagged one comment box in the document which relates to the relationship of the s.73 to other live applications. Perhaps we could discuss this in a little more detail when we hold our next catch up call?

Kind regards,

Mark

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From: Ronald Moss <RMoss@swindon.gov.uk>
Sent: 23 June 2023 17:26
To: Mark Sommerville <MSommerville@savills.com>
Cc: Emily Porter <emily.porter@savills.com>
Subject: FW: Lotmead - Meeting on Site ref: S/23/0438

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Dear Mark,

Just thought I'd drop you a quick note.

It was good to meet with yourself, Emma and Andy yesterday . It was also very helpful to run through events leading to the current situation.

As I said at the meeting I have spoken to Richard Bennet – LLFA and they will be objecting to the proposals.

Whilst this may not come as too much of a surprise to you , it does then mean that we ,as the Local Planning Authority are likely to now need to start assessing the competing issues to balance up the merits of the proposal.

Obviously accompanying your s73 planning application reference S/23/0438 you have sought to give the justifications/ outlined the positives of utilising a 'pipe to pond' drainage system over a SuDs drainage approach with plot scale source control features and above ground conveyancing.

As suggested at the meeting I would be grateful if you could provide greater detail to these points.

- 1) On the matter of requiring to considerably build up ground levels with the accompanying lorry loads of earth being brought in, it would be helpful for a bit more clarity. Whilst appreciating that the site is fairly flat , is there an absolute need for it to all drain to one point ? I also recollect that Andy pointed out that the farmer had put in rhynes to keep the land from flooding. Could these be used at all as features within the proposed development ?
- 2) On the viability of the proposal it was indicated in the meeting that the housing numbers in the scheme would drop to some 17 – 1800 if the original SuDs drainage approach is adopted. Could we be given some clear evidence as to how this figure would be reached? Could you also evidence why changing the layouts or housing mix to help accommodate SuDs features would not be possible ?
- 3) Further on the viability matter could you provide the viability case as evidence to confirm your position that a proposal based around the original surface water drainage approach would not be viable to bring forward. Just to say that we may look to run this past an independent assessor, the work to be paid for by yourselves.

As further stated at the meeting I do consider that we need to get a conclusion on the drainage matter before continuing with other work on the proposal. Conditions 46 and 47 on the original outline application are overarching umbrella conditions to provide and agree surface water management schemes to inform the reserved matters submissions , while your first reserved matter submission (res mat) is predominantly based around a pipe and pond approach . The drainage issues intertwine not just with the s73 application , but also with many of your condition submissions, and your res mat submission. I feel that a position needs to be reached now to help inform how all parties then look to move forwards.

I am expecting to get the full comments from the LLFA in the next few days, but do suggest that you start providing the requested details anyway. As I suggested in the meeting also look closely at your current layout to see if any amendments could be made to obtain further SuDs features more in accordance with the original FRA addendum. In weighing up the planning merits of the application obviously the nearer you can get to the original drainage proposal, the more positive the scheme will be viewed.

Further do look at ensuring the 'pond' areas are actual water features that provide amenity rather than just areas that temporarily fill with water and stay predominantly boggy, thereby having no amenity value.

Finally again as stated at the meeting I can confirm that should we feel that the LLFA objection should hold sway in balancing the merits of the case, then we would look to meet and discuss before moving to any final recommendation/decision.

I trust this information is of assistance.

Regards,

Ron Moss

From: Emily Porter <emily.porter@savills.com>
Sent: 20 June 2023 12:57
To: Ronald Moss <RMoss@swindon.gov.uk>
Subject: Lotmead - Meeting on Site

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Hello Ron,

Further to the below, we've given some thought to an agenda for Thursday's meeting, which I include below. Do let us know if you have any comments / additions, and if anyone else will be joining you from the Council, just so we know numbers for room arrangements.

- | | | |
|--|---|--------------------------|
| 1. Introductions | - | All |
| 2. Brief introduction to CSS | - | Countryside |
| a. Acquisition | | |
| b. PPA | | |
| c. Priorities | | |
| 3. s.73 | | |
| a. Overview of need / rationale for variation? | - | Savills /
Countryside |
| b. Independent reviews | - | Savills |
| c. Update on consultation responses | - | SBC |
| i. LLFA | | |
| ii. EA | | |
| iii. Officer's view | | |
| iv. Received | - | Savills |
| 1. Canal Trust | | |
| 2. Parish Council | | |

- | | | |
|--|---|---------------|
| d. Timescales | - | All |
| 4. Phase 1 RM | - | Savills / SBC |
| a. Determination and delivery under existing outline? | | |
| b. Facilitating discussion between urban designers? | | |
| c. Council position on crossover parking comments | | |
| 5. Relationship of s.73 to other applications | - | Savills |
| a. Phase 1 RM | | |
| b. Other | | |
| i. LIVE and to be determined now | | |
| ii. LIVE but to be determined post s.73 | | |
| iii. LIVE but will be superseded by positive determination of s.73 | | |
| iv. DISCHARGED and to be discharged post s.73 | | |
| v. DISCHARGED and to be "carried through" without discharge | | |
| 6. Questions from SBC | - | SBC |
| 7. Meetings | - | All |
| a. Reinstatement of fortnightly sessions | | |
| b. Workshops? | | |
| 8. AOB | - | All |

Kind regards,

Emily

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