

Emily Porter

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

From: Darren Dancey <Darren.Dancey@countrysidepartnerships.com>
Sent: 01 August 2023 17:47
To: Tracy Harvey <THarvey2@swindon.gov.uk>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Edward Snook <ESnook@swindon.gov.uk>
Subject: RE: Lotmead - Meeting Notes and Actions ref: S/23/0438

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Hi Tracy

Thank you for your email.

I have read the LLFA's response and its nothing more than we all should have expected. When we met back in January we all agreed the LLFA would not support any change to his specific request for shallow ditches all set with invert above the flood levels. We had spent the previous 12 months debating this point. We know this results in a severe loss of units and a significant raising of levels. Both yourself and Richard recognised this at our meeting and suggested SBC didn't want the levels raised by circa 3m and didn't want to see a loss of units. You also suggested that we would work together to manage the S73 through the approval process.

It doesn't feel like the agreement at our meeting has translated into the managing of this S73. We set out all the reasons why the ditches were not practical in our letter to the local MP and the Leader of the Council; which set the precedent for our meeting. If you recall the letter (see attached) also suggested that we would build to the LLFA's request if that is what SBC required but we wanted to highlight the consequences before we locked this into the development proposals.

I am slightly lost as to where we have got with this (other than another 6 months of time). If we are to revert to the LLFA's requirements then we all need to recognise the consequences set out in the letter. We will need to discuss the viability in full as the loss of units and lifting of levels has a significant impact. Something that was never taken into account in the original viability.

If we want to avoid this, and we now have 4 weeks to the end of the determination period, we will need an urgent meeting. We cannot go beyond the end of August.

Are you able to provide some dates for my team to meet with you?

Thanks

Darren

Darren Dancey BSc (Hons) MCIQB
Managing Director

Direct Dial: 0117 457 6898
Mobile: 07990 563820

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From: Tracy Harvey <THarvey2@swindon.gov.uk>
Sent: Tuesday, August 1, 2023 4:10 PM
To: Darren Dancey <Darren.Dancey@countrysidepartnerships.com>
Cc: Ronald Moss <RMoss@swindon.gov.uk>; Edward Snook <ESnook@swindon.gov.uk>
Subject: FW: Lotmead - Meeting Notes and Actions ref: S/23/0438

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Dear Darren

Thank you for your email which Richard has asked me to respond to. As I have previously said we would like to work with you to find a scheme that has a positive outcome.

The Planning Case Officer, Ron, will be sending the views of the LFFA over to your agent shortly. Regretfully they are not positive.

Unfortunately, we are still awaiting the clear evidenced justification from your agents to fully understand why the scheme cannot incorporate the required SuDs drainage without considerable loss of dwelling numbers. Without this we cannot start to weigh the planning considerations of the scheme.

We are still firmly of the opinion that there is a scheme possible on the site which will achieve everyone's objectives, hence, asking agent to look at these issues.

We'd be happy to meet to try and move this scheme forward.

Regards

Tracy Harvey

Interim Head of Planning

From: Darren Dancey <Darren.Dancey@countrysidepartnerships.com>

Sent: 01 August 2023 10:44

To: Richard Bell <RBell@swindon.gov.uk>

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

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Hi Richard

Please see email below to Tracy; I have also contacted Janet but understand they are both away.

I am really worried about the S73 determination period and lack of progress on Phase 1 RM which is pushing us into a difficult position. We both met back at the end of January and agreed a way forward; it doesn't seem that we are totally aligned from the emails I have seen from the officer.

I really want to avoid a conflict but we are heading to a point where we need to do something as we can't go around in circles anymore.

Are you happy to meet up or have a call to chat through. I would welcome an honest discussion and I will be transparent with you from our perspective.

Thanks

Darren

Darren Dancey BSc (Hons) MCIOB
Managing Director
Countryside Partnerships West

Sent from [Outlook for iOS](#)

From: Darren Dancey <Darren.Dancey@countrysidepartnerships.com>
Sent: Tuesday, July 18, 2023 7:38 am
To: tharvey2@swindon.gov.uk <THarvey2@swindon.gov.uk>
Subject: FW: Lotmead - Meeting Notes and Actions ref: S/23/0438

Hi Tracy

I hope you are well?

Its been a little while since I emailed as I was hoping that the new officer would help lead everyone to the right outcome for Lotmead. I think discussions have generally been positive although as you will see below there are still matters to close out.

I am concerned by the recent email exchange below that seem to be asking us to go back again to the drainage principles and look to re-introduce all the ditches and swales that caused the issues with levels being raised and a significant loss of units. As you know the whole purpose of our meeting and the subsequent S73 was to avoid the catastrophe (environmental, viability and place making) of lifting the site by circa 3m and reducing the unit numbers to circa 1600. I am worried the officer is asking us to re-consider this which would be in complete contrast to our meeting where we agreed the right way forward was to submit a S73 to alter the FRA addendum and to assist Swindon BC in getting this approved i.e. lots of supporting evidence (which we have).

If we are going to be pushed back down the route of lifting site levels then I am struggling to see why we have submitted the S73 and why SBC asked us to follow this route. With a matter of weeks to go we will see out the S73 timescales but I have to be honest and say that I am under strict instruction to submit an appeal the day after the determination period expires. I thought it only fair to highlight this.

I am hopeful that you might be able to speak to the planning officer and make it clear that we want the right outcome for the site which avoids the lifting of site levels, maintains somewhere near the outline unit numbers, and ensures a quality environment for the people that will live on site i.e. wonderful lakes that offer permanently wet features for wildlife and wellbeing

Thanks

Darren

Darren Dancey BSc (Hons) MCIQB
Managing Director

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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

Emily Porter BA (Hons) MA MRTPI
Senior Planner
Planning

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Website : <http://www.savills.co.uk>



 Before printing, think about the environment

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

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