

## Emily Porter

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**From:** Emily Porter  
**Sent:** 10 July 2023 17:21  
**To:** Ronald Moss  
**Cc:** emma.geater@countrysidepartnerships.com; Andrew Cull - Countryside Partnerships (andrew.cull@countrysidepartnerships.com); emma.gillespie@countrysidepartnerships.com; Mark Sommerville  
**Subject:** Lotmead - Meeting Notes and Actions ref: S/23/0438  
**Attachments:** DRAFT Lotmead - Meeting Notes and Actions 220623B.docx

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

**Emily Porter BA (Hons) MA MRTPI**  
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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](mailto:RMoss@swindon.gov.uk)>  
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**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](mailto:MSommerville@savills.com)>  
**Sent:** 26 June 2023 17:06  
**To:** Ronald Moss <[RMoss@swindon.gov.uk](mailto:RMoss@swindon.gov.uk)>  
**Cc:** [emma.geater@counttrysidepartnerships.com](mailto:emma.geater@counttrysidepartnerships.com); Andrew Cull - Countryside Partnerships ([andrew.cull@counttrysidepartnerships.com](mailto:andrew.cull@counttrysidepartnerships.com)) <[andrew.cull@counttrysidepartnerships.com](mailto:andrew.cull@counttrysidepartnerships.com)>; [emma.gillespie@counttrysidepartnerships.com](mailto:emma.gillespie@counttrysidepartnerships.com); Emily Porter <[emily.porter@savills.com](mailto: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

**Mark Sommerville MA (Hons) MSc MRTPI**  
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**From:** Ronald Moss <[RMoss@swindon.gov.uk](mailto:RMoss@swindon.gov.uk)>  
**Sent:** 23 June 2023 17:26  
**To:** Mark Sommerville <[MSommerville@savills.com](mailto:MSommerville@savills.com)>  
**Cc:** Emily Porter <[emily.porter@savills.com](mailto: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

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**From:** Emily Porter <[emily.porter@savills.com](mailto:emily.porter@savills.com)>  
**Sent:** 20 June 2023 12:57  
**To:** Ronald Moss <[RMoss@swindon.gov.uk](mailto: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 /<br>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 recharged post s.73
    - v. DISCHARGED and to be “carried through” without recharge
- 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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