

**Application Number: 2002/1541**

(please quote in all correspondence)

Case Officer: William Hill, Tel 01724 297482

Email: william.j.hill@northlincs.gov.uk

26 May 2005

Mr B Davison  
Persimmon Homes (East Yorkshire) Ltd  
Persimmon House  
Morton Lane  
BEVERLEY  
HU17 9DD

Dear Mr Davison

**Proposal:** Planning permission to erect 116 three and four bedroom dwellings and associated garages/parking

**Location:** The Laurels Timberlands, Scunthorpe

Further to our meeting held back in February to discuss the leap and your subsequent letters. Firstly let me apologise for not responding, this has been to other work pressures. I write to confirm the following:

1. Condition 8 on the planning approval detailed at the head of this letter is a mistake. The local area of play indicated between plots 59 and 60 on the approved planning layout will be adequate.
2. As a result of the clarification of point one above, I can confirm that a dwelling can be built on plot 59 in accordance with the approved plan.
3. The location of the leap will be elsewhere as has always been the intention for this development.

I look forward to receiving a detailed scheme pursuant to the lap confirmed by your landscape architects and upon receipt I will write to you again.

Yours sincerely

**William Hill**  
**Principal Planning Officer**



PERSIMMON

PERSIMMON HOMES (EAST YORKSHIRE) LIMITED

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Morton Lane

Beverley

East Yorkshire

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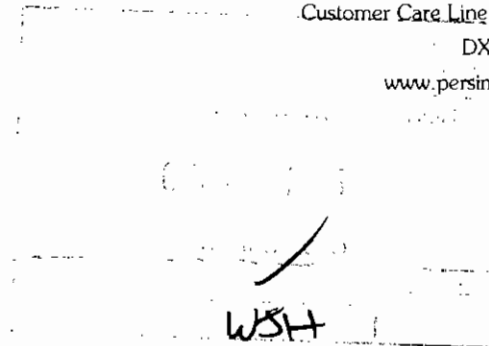
[www.persimmonhomes.com](http://www.persimmonhomes.com)

5 April 2005

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX



Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

I refer to our meeting of 15 February 2005 and my subsequent letters of 16 February and 9 March 2005 in respect of the above matter.

We still await your written confirmation of the matters that were discussed during our meeting and I would be most grateful for your prompt reply. You did suggest, during our meeting, that you would provide a formal response within two weeks, however, it is now approaching two months since we met.

I look forward to hearing from you shortly.

Yours sincerely

**B DAVISON**  
Technical Director



**DEVELOPMENT LAND & PLANNING  
CONSULTANTS LTD**  
THE COOPER BUILDINGS, SHEFFIELD SCIENCE  
PARK, ARUNDEL STREET, SHEFFIELD, S1 2NS  
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E-MAIL: dlpsheff@sci-tech.org.uk  
WEBSITE: www.dlpconsultants.co.uk

Offices also at Wokingham, Bedford, Bristol and Dartmouth

**Our Ref: RGB/LI72/NLDC/let17**

26 April 2005

The Planning Department  
North Lincolnshire Council  
Church Square House  
30 – 40 High Street  
Scunthorpe  
DN15 6NL

Dear Sir,

**DETAILS OF PLAY EQUIPMENT REQUIRED FOR DEVELOPMENT AT ASPLEY  
GRANGE, BOTTESFORD, SCUNTHORPE**

Further to my letters of the 7 October 2003, 29 October 2003, 18 November 2003, 8 January 2004, 26 August 2004, 18 January 2005 and 8 February 2005 in which I wrote to request details of the play equipment that you would wish to see on the LEAP that is required to be provided by the legal agreement on the above development.

I understand that recently your legal department has reviewed this agreement and is requesting why it has not been fulfilled. To date this is because we have been unable to establish what the councils requirements are in terms of provision. As the last area of land is in the process of being disposed of it would be appropriate for the council to respond positively to this request for details so that the provision can be made and the land transferred to the council. If the council are of the opinion now that no provision needs to be made or that the type of provision can not be determined at the present time then may I suggest that land is simply transferred to the council for open space.

Yours sincerely,

**Roland Bolton BSc (Hons) MRTPI**  
Director

Cc: G Jewitt

<b>NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE</b>		
DEVELOPMENT CONTROL SECTION		
27 APR 2005		
DATE RECEIVED		
Acknowledged	Entered <input checked="" type="checkbox"/>	Copies to:
Referred to:	WJH	



PERSIMMON HOMES (EAST YORKSHIRE) LIMITED

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www.persimmonhomes.com

9 March 2005

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

Further to our meeting dated 15 February 2005, and my subsequent letter of 16 February 2005, I would be grateful for your written confirmation in respect of the agreement reached on the above matter.

I would be most grateful for your prompt response so that I am able to close my file on this matter.

Yours sincerely

**B DAVISON**  
Technical Director

YORKSHIRE PLANNING DEPARTMENT	
PLANNING	PLANNING
DEVELOPMENT CONTROL SECTION	
11 Nov 2005	
Approved:	Checked:
Referred to:	W.H.

16 February 2005

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE		
DEVELOPMENT CONTROL SECTION		
17 FEB 2005		
DATE RECEIVED		
Acknowledged	Entered ✓	Approved
Referred to: [Signature]		

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

Further to our meeting held on 15 February 2005, I write to confirm the following points:

1. It was agreed that the LAP area indicated between Plots 59 and 60 on the Approved Site Planning Layout, would be adequate. Therefore, the LEAP area, referred to in Condition No. 8 of the Decision Notice indicated above, is not required.
2. As a result of this clarification, it is safe for us to commence construction on Plot 59 in accordance with the Approved Layout Plan.
3. The LEAP area will be provided for on the main area of open space (archaeological area) within the centre of the overall development.
4. Now that the status of the play area has been confirmed, we will arrange for a detailed scheme for the LAP area to be prepared by our Landscape Architects. As soon as this is ready, we will arrange for the plan to be forwarded to you for your approval.

I trust I have accurately recorded the main points, which were agreed at our meeting, and would appreciate your written confirmation at the earliest possible opportunity.

Yours sincerely

**B DAVISON**  
Technical Director



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Offices also at Wokingham, Bedford, Bristol and Dartmouth

**Our Ref : LI72/RGB/NLDClet16**

8 February 2005

William Hill  
The Panning Department  
North Lincolnshire Council  
Church Square House  
30 - 40 High Street  
Scunthorpe  
DN15 6NL

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SE		
DEVELOPMENT CONTROL SECT		
9 - FEB 2005		
DATE RECEIVED		
Acknowledged	✓	Cor
Referred to	W.H.H.	

Dear William,

**DETAILS OF PLAY EQUIPMENT REQUIRED FOR DEVELOPMENT AT ASPLEY  
GRANGE, BOTTESFORD, SCUNTHORPE**

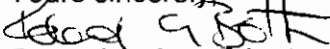
Further to my letters of the 7 October 2003, 29 October 2003, 18 November 2003, 8 January 2004, 26 August 2004 and 18 January 2005 in which I wrote to request details of the play equipment that you would wish to see on the LEAP that is required to be provided by the legal agreement on the above development.

I have now been kindly informed by Bradley Davidson that he is meeting you with regard to this matter at 10 am on 15<sup>th</sup> February 2005 to discuss this matter. He has kindly agreed to allow my assistant Mr Micheal Edgar to attend this meeting as well.

I note that the condition on the Persimmon permission requiring the LEAP to be provided within their site. This is contrary to the original discussions we had with regard to the planning of the site as a while were it was agreed that this provision should be made within the retained open space. It is our concern that the retained open space will serve no purpose and therefore lead to future problems with its ongoing management. We also considered that the provision of a leap within this space could serve the wider community. In terms of the archeological remains these could be protected by lifting the ground levels in the area of the provision.

I must admit I am disappointed that the council have to date not considered it appropriate to respond to my earlier correspondence.

Yours sincerely,

  
**Roland Bolton BSc (Hons) MRTPI**  
Director  
Cc B Davidson Persimmon Homes



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3 February 2005

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

Further to our telephone conversation of today's date, I write to confirm that a meeting has been arranged at 10am on 15 February 2005 to discuss the above matter.

I sincerely hope that we will be able to conclude this matter as it has been dragging on for some time now and our construction programme is fast approaching the area affected by Condition No. 8.

Yours sincerely

**B DAVISON**  
Technical Director

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGENERATION SERVICE DEVELOPMENT CONTROL SECTION			
7 - FEB 2005			
DATE RECEIVED			
Acknowledged	Entered	<input checked="" type="checkbox"/>	Topic
Referred to	WSH		



**PERSIMMON**

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11 January 2005

BD/082/A17/jjd

**FAO: Mike Welton**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

NORTH LINCOLNSHIRE COUNCIL PLANNING AND REGULATION SERVICE		
DEVELOPMENT CONTROL SECTION		
12 JAN 2005		
DATE RECEIVED		
Acknowledged	Entered	Copies to:
	WJH	
Referred to		

Dear Mr Welton

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

Further to my letters dated 9 and 19 November, and our subsequent telephone conversation of 15 December 2004, I still await your formal response to the questions raised therein.

In our most recent telephone conversation you did assure me that I would have a response in advance of the Christmas break, however, this has not been received. Naturally, we wish to resolve this matter once and for all and I would be most grateful to hear from you in the very near future.

Yours sincerely

**B DAVISON**  
Technical Director



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9 November 2004

BD/082/A17/jjd

**FAO: Mike Welton**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

*Patric.  
Me.  
Bro. D.*

Dear Mr Welton

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

I am writing in the hope that you will be able to offer your assistance in resolving a long running problem in respect of the above-named development.

Our Planning Decision Notice for this development was issued in May 2003 and, since that time, we have been trying to seek clarification in respect of Condition No. 8, which relates to the provision of a LEAP area. We have previously highlighted to your Council that Condition No. 2 of the Decision Notice, which refers to the approved Drawing No. 02.030.1 Rev C is in conflict with Condition No. 8. A detailed explanatory letter was written to William Hill on 21 June 2004, which I have attached for your attention. A further letter chasing a response to this letter was written on 20 July 2004. Neither of these letters has received a reply.

As we have been trying to resolve this matter for well over a year now, I would be most grateful for your assistance. Should you require any further information, please do not hesitate to contact me. Alternatively, I am more than happy to attend a meeting at your offices if you consider that this is the best way of concluding this matter.

I look forward to hearing from you shortly.

Yours sincerely

**B DAVISON**  
Technical Director

*MW/WPH*

20 July 2004

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire DN15 6QX

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE**  
**Planning Decision Notice No. 2002/1541**  
**Condition No. 8 - LEAP Area**

Further to my letter dated 21 June 2004 (copy attached), I still await your response to the queries raised therein.

I would be most grateful for your early response so that we are able to finalise our proposals for the Public Open Space area on this development. If you require any further information, please do not hesitate to contact me.

Yours sincerely

**B DAVISON**  
Technical Director

cc A Bowes

21 June 2004

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire DN15 6QX

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

I write to seek your assistance in the resolution of a long-running query associated with the above-named development.

Condition No. 2 of the above-noted Planning Decision Notice provides your approval to our Drawing No. 02.030.1 Rev C. This drawing indicates a LAP play area between Plots 59 and 60; however, Condition No. 8 of the same Planning Decision Notice refers to the provision of a LEAP play area and subsequently refers to an attached memo. This memo includes a plan that highlights the proposed extent of the LEAP play area, which effectively removes Plot No. 59 from the layout. Therefore, it would seem that the two Conditions are not compatible with each other and this matter requires your clarification.

It has always been our understanding that a LEAP play area would be provided within the "archaeology area" situated in the centre of the Ashbury Grange South development area. We understood that additional LAP play areas would then be positioned at various locations in separate areas of the development, which is what we have indicated on our approved Site Planning Layout. Furthermore, we understand that a Section 106 Agreement exists between your Council and the Land Vendor, Glenrock Ltd, which refers to the position of a centrally located LEAP play area.

We consider that it is unfair to ask this Company to provide a LEAP play area when it is detrimental to the layout which you have otherwise approved. You will recall that, as part of our negotiations for this development, we agreed to provide six affordable housing units despite the fact that your supplementary planning guidance on this matter had not been approved at that stage.

In conclusion, we consider that this Company has made significant concessions on this development and we do not consider that it is fair that we should lose another plot due to the discrepancy described above.

I would therefore be grateful to receive your confirmation that it will be permissible to provide the LAP play area, which is indicated on our approved Drawing No. 02.030.1 Rev C and not the LEAP area referred to in Condition 8 of your Planning Decision Notice.

As we have been trying to resolve this matter since July 2003, I would be most grateful for your prompt attention.

Yours sincerely

**B DAVISON**  
Technical Director

cc A Bowes, P Billings (Barraton)



PERSIMMON HOMES (EAST YORKSHIRE) LIMITED

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19 November 2004

BD/082/A17/jjd

**FAO: Mike Welton**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

Dear Mr Welton

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

Further to my letter dated 9 November 2004 (copy attached), I would be grateful for your response at the earliest possible opportunity.

As I have highlighted previously, should you require any further information, or wish me to attend a meeting at your offices, I would be happy to oblige.

Yours sincerely

**B DAVISON**  
Technical Director

Mr [redacted] copies to:  
*Mike*  
*Bill*  
*Can we resolve this pl.*  
*Mike*

9 November 2004

BD/082/A17/jjd

**FAQ: Mike Welton**

North Lincolnshire Council  
Church Square House  
P O Box 42  
Scunthorpe  
North Lincs DN15 6QX

Dear Mr Welton

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

I am writing in the hope that you will be able to offer your assistance in resolving a long running problem in respect of the above-named development.

Our Planning Decision Notice for this development was issued in May 2003 and, since that time, we have been trying to seek clarification in respect of Condition No. 8, which relates to the provision of a LEAP area. We have previously highlighted to your Council that Condition No. 2 of the Decision Notice, which refers to the approved Drawing No. 02.030.1 Rev C is in conflict with Condition No. 8. A detailed explanatory letter was written to William Hill on 21 June 2004, which I have attached for your attention. A further letter chasing a response to this letter was written on 20 July 2004. Neither of these letters has received a reply.

As we have been trying to resolve this matter for well over a year now, I would be most grateful for your assistance. Should you require any further information, please do not hesitate to contact me. Alternatively, I am more than happy to attend a meeting at your offices if you consider that this is the best way of concluding this matter.

I look forward to hearing from you shortly.

Yours sincerely

**B DAVISON**  
Technical Director

cc A Bowes, S Barraclough (Barraton)



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Beverley

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20 July 2004

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire DN15 6QX

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE  
Planning Decision Notice No. 2002/1541  
Condition No. 8 - LEAP Area**

Further to my letter dated 21 June 2004 (copy attached), I still await your response to the queries raised therein.

I would be most grateful for your early response so that we are able to finalise our proposals for the Public Open Space area on this development. If you require any further information, please do not hesitate to contact me.

Yours sincerely

**B DAVISON**  
Technical Director

NORTH LINCOLNSHIRE COUNCIL & TECHNICAL SERVICES DEPARTMENT	
DEVELOPMENT CONTROL SECTION	
21 JUL 2004	
Approved by	Approved
Checked by	Checked
Submitted to	WJH
Copies to:	

21 June 2004

BD/082/A17/jjd

**FAO: William Hill**

North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
North Lincolnshire DN15 6QX

NORTH LINCOLNSHIRE COUNCIL DIRECTORATE OF ENVIRONMENT & PUBLIC PROTECTION	
DEVELOPMENT CONTROL SECTION	
21 JUL 2004	
DATE RECEIVED	
Acknowledged	Entered
Referred to:	Copies to:

Dear Mr Hill

**DEVELOPMENT AT THE LAURELS, BOTTESFORD, SCUNTHORPE**  
**Planning Decision Notice No. 2002/1541**  
**Condition No. 8 - LEAP Area**

I write to seek your assistance in the resolution of a long-running query associated with the above-named development.

Condition No. 2 of the above-noted Planning Decision Notice provides your approval to our Drawing No. 02.030.1 Rev C. This drawing indicates a LAP play area between Plots 59 and 60; however, Condition No. 8 of the same Planning Decision Notice refers to the provision of a LEAP play area and subsequently refers to an attached memo. This memo includes a plan that highlights the proposed extent of the LEAP play area, which effectively removes Plot No. 59 from the layout. Therefore, it would seem that the two Conditions are not compatible with each other and this matter requires your clarification.

It has always been our understanding that a LEAP play area would be provided within the "archaeology area" situated in the centre of the Ashbury Grange South development area. We understood that additional LAP play areas would then be positioned at various locations in separate areas of the development, which is what we have indicated on our approved Site Planning Layout. Furthermore, we understand that a Section 106 Agreement exists between your Council and the Land Vendor, Glenrock Ltd, which refers to the position of a centrally located LEAP play area.

We consider that it is unfair to ask this Company to provide a LEAP play area when it is detrimental to the layout which you have otherwise approved. You will recall that, as part of our negotiations for this development, we agreed to provide six affordable housing units despite the fact that your supplementary planning guidance on this matter had not been approved at that stage.

In conclusion, we consider that this Company has made significant concessions on this development and we do not consider that it is fair that we should lose another plot due to the discrepancy described above.

I would therefore be grateful to receive your confirmation that it will be permissible to provide the LAP play area, which is indicated on our approved Drawing No. 02.030.1 Rev C and not the LEAP area referred to in Condition 8 of your Planning Decision Notice.

As we have been trying to resolve this matter since July 2003, I would be most grateful for your prompt attention.

Yours sincerely

**B DAVISON**  
Technical Director

cc A Bowes, P Billings (Barraton)



**DEVELOPMENT LAND & PLANNING  
CONSULTANTS LTD**  
THE COOPER BUILDINGS, SHEFFIELD SCIENCE  
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WEBSITE: www.dlpconsultants.co.uk

Offices also at Wokingham, Bedford, Bristol and Dartmouth

**Our Ref : LI72/RGB/NLDClet15**

18 January 2005

The Planning Department  
North Lincolnshire Council  
Church Square House  
30 – 40 High Street  
Scunthorpe  
DN15 6NL

PLANNING DEPARTMENT		COUNCIL SERVICE	
LEAP		SECTION	
19 JAN 2005			
DATE RECEIVED			
Acknowledged:	Entered:	Copies to:	
Referred to	WJH		

Dear Sir,

**DETAILS OF PLAY EQUIPMENT REQUIRED FOR DEVELOPMENT AT ASPLEY  
GRANGE, BOTTESFORD, SCUNTHORPE**

Further to my letters of the 7 October 2003, 29 October 2003, 18 November 2003, 8 January 2004 and 26 August 2004 I am writing again to request details of the play equipment that you would wish to see on the LEAP that is required to be provided by the legal agreement on the above development. It has always been my understanding that this provision could be suitably made on the open space in the centre of the development. While this does have some archeological remains this would not prevent the provision of some facilities providing the right approach was adopted to the location and the design of the relevant foundations.

You will recall that this arrangement was included in the original development brief produced for the site by ourselves.

In order to progress this matter and allow the land owner to conform to the section 106 agreement I would appreciate it if you could provide me with the details of the equipment that the council would wish to see installed so that the location and design of foundations can be undertaken in order to support an application for these facilities.

Please respond quickly so that I may resolve this matter.

Yours sincerely

**Roland Bolton BSc (Hons) MRTPI**  
**Director**

Cc B Davidson Persimmon Homes