

Application Number: PA/2008/0338

(please quote in all correspondence)

Case Officer: William Hill Tel: 01724 297482

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

15 April 2008

Mr Dan Drayton
DNS Stuart
Gloucester House
29 Brunswick Square
GLOUCESTER
GL1 1UN

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF AN OUTLINE PLANNING APPLICATION

Proposal: Outline planning permission to erect 60 dwellings

Site Location: Land Off Island Carr Road Brigg

Applicant: Mr Garry Whall Keigar Homes Ltd. Your application was received as valid on 09/04/2008. A decision should be reached by 04/06/2008. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site www.northlincs.gov.uk

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 04/06/2008, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully



Mike Welton
Head of Planning

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A MAJOR PLANNING APPLICATION

PLANNING APPLICATION NO. PA/2008/0338

The Council has received the following proposal:

Outline planning permission to erect 60 dwellings

Location: Land Off Island Carr Road Brigg

The application and submitted plans may be seen in the Highways & Planning Office at Church Square House, between 9.00 am and 5.00 pm Monday to Thursday (inclusive) and 4.30 pm on Friday.

If you wish to express any views about the proposal you should do so by writing to the Development Control team at North Lincolnshire Council, Church Square House, PO Box 42, Scunthorpe, DN15 6XQ, quoting the application reference number stated above. Alternatively, you may wish to contact the clerk Mrs J M Woollard (Tel 01652 659402) at Brigg Town Council Office, The Angel Suite, Brigg (9.30 – 12.30 Monday and Thursday only).

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the Council's decision. A copy of your letter will also appear on the Council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the Council on or before will be considered before the relevant notification is determined.

M Welton
Head of Planning

NORTH LINCOLNSHIRE COUNCIL

NOTICE OF RECEIPT OF A PLANNING APPLICATION

THE PROPOSAL IS A MAJOR APPLICATION

PLANNING APPLICATION NO. PA/2008/0338

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Outline planning permission to erect 60 dwellings

Location:

Land Off Island Carr Road, Brigg

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Householder Development** If the application relates to householder development, in the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal then proceeds by way of the expedited procedure under the written representations procedure, any representations made to the Council about the application will be passed to the Secretary of State and **there will be no opportunity to make further representations.**

If you do write, please bear in mind that anyone may read your letter, either before or after the application is determined or later if there is an appeal against the council's decision. A copy of your letter will also appear on the council's web site www.northlincs.gov.uk. We will consider all relevant comments although we cannot enter into detailed correspondence.

Written representations received by the Council on or before
will be considered before the relevant notification is determined.

** Householder development means development of an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse. It does not include a change of use or a change to the number of dwellings in a building.

M Welton
Head of Planning

William J Hill/PL/NorthLincs
19/03/2008 11:54 AM

To planning@northlincs.gov.uk
cc
bcc
Subject Fw: email highways consultation - App ref PA/2008/0338

----- Forwarded by William J Hill/PL/NorthLincs on 19/03/2008 11:51 -----

William J Hill/PL/NorthLincs
19/03/2008 11:53

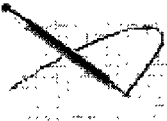
To Dan Drayton
cc
Subject Fw: email highways consultation - App ref PA/2008/0338

Dan,

Please find below a request for further information in respect of the Brigg application.

Bill

----- Forwarded by William J Hill/PL/NorthLincs on 19/03/2008 11:49 -----


Ian Jickells/HT/NorthLincs
18/03/2008 14:04

To Planning/PL/NorthLincs@NorthLincs, William J Hill/PL/NorthLincs@NorthLincs
cc Louisa Simpson/HT/NorthLincs@NorthLincs, Darren Cowling/HT/NorthLincs@NorthLincs
Subject Fw: Re: Fw: email highways consultation - App ref PA/2008/0338

Bill

Please see request for additional information below, relating to application 2008/0338.
I trust you will contact the applicant accordingly

Until further information has been provided we will be unable to offer any favourable highway comments

Regards
Ian Jickells

-----Forwarded by Ian Jickells/HT/NorthLincs on 18/03/2008 02:01PM -----

To: Ian Jickells/HT/NorthLincs@NorthLincs
From: Louisa Simpson/HT/NorthLincs
Date: 18/03/2008 11:22AM
cc: Tim Sowerbutts/HT/NorthLincs@NorthLincs, Darren Cowling/HT/NorthLincs@NorthLincs
Subject: Re: Fw: email highways consultation - App ref PA/2008/0338

Ian,

Further to our discussions yesterday the following information needs to be submitted for the above application, before I am able to provide any formal comments on the TA.

The application includes a masterplan for the rest of the site but no reference is made to this in the TA. The TA should include the likely trip generation for each of the other 3 phases (office

William J Hill/PL/NorthLincs

12/03/2008 09:07

To planning@northlincs.gov.uk

cc

bcc

Subject Fw: PA/2008/0338

----- Forwarded by William J Hill/PL/NorthLincs on 12/03/2008 09:04 -----

Jo Rea/EL/NorthLincs

11/03/2008 10:35

To William J Hill/PL/NorthLincs@NorthLincs

cc

Subject PA/2008/0338



Morning Bill

With reference to the above planning application for Land off Island Carr Road, Brigg. We have sent previous e-mails outlining our position to seek SPG 8 developer contributions for this site for both primary and secondary school places. E-mails dated 4th July 2006, 3rd, August 2006, 23rd August 2006, 20th October 2006 and 25th April 2007 have also confirmed this.

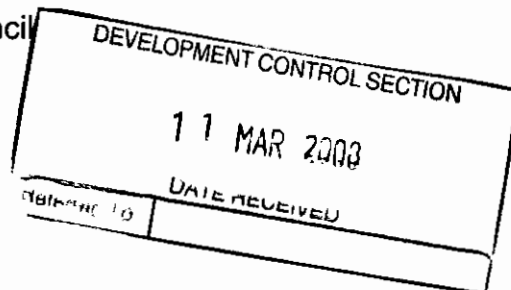
If this recent application has superseded any previous applications we would like to reconfirm that we would still wish to seek developer contributions for both primary and secondary school places at a cost of £4,457.65 per dwelling + annual inflation for all applicable dwellings.

Regards

Jo Rea
Admin Officer
(Schools Capital Team)

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the addressee(s) only. Please notify the sender if received in error.
Please think before you print- North Lincolnshire Council greening the workplace.

Ms Sue Barden
Development Control Team
Highways & Planning
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire
DN15 6XQ



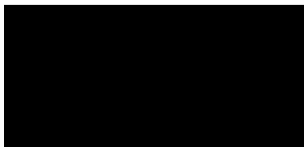
10 March 2008

Dear Ms Barden,

Application PA/2008/0338, Outline planning permission to erect 60 dwellings at Land Off Island Carr Road, Brigg

Further to my letter and CD to you dated 6 March 2008, I enclose another CD which contains the Transport Assessment with Figures and Appendices in pdf format. The previous copy contained only the written report.

Yours sincerely,



Dan Drayton

Mr William Hill
Principal Planner
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
DN15 6XQ

08 April 2008

Dear Bill,

**Application Reference PA/2008/0338 Outline Planning Permission for the
Erection of 60 Dwellings at Land Off Island Carr Road Brigg**

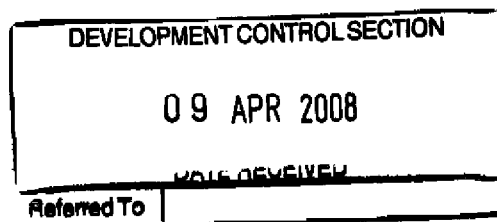
Please find enclosed copy correspondence addressed to Mr & Mrs Darley of 2
Kiln Lane, Brigg.

I have also enclosed an amendment to our planning application form for your
attention to show that we have served Notice on Mr & Mrs Darley as of today.

Yours sincerely,



Dan Drayton



Mr & Mrs Darley
2 Kiln Lane
Brigg
North Lincolnshire
DN20 8NR

08 April 2008

Dear Mr & Mrs Darley,

Notice of Outline Planning Application PA/2008/0338 (All Matters Reserved) for the erection of 60 dwellings at Land at Island Carr North, Brigg, North Lincolnshire

Please find enclosed notice of an outline planning application, reference PA/2008/0338, (All Matters Reserved) for the erection of 60 dwellings at Land at Island Carr North, Brigg, North Lincolnshire.

The planning application was submitted to North Lincolnshire Council on 29th February 2008 on the behalf of Keigar Homes Limited.

Yours Sincerely,



Dan Drayton

Cc Mr Garry Whall, Keigar Homes Limited
Mr William Hill, North Lincolnshire Council

Mr William Hill
North Lincolnshire Council
Development Control
Church Square House
PO Box 42
Scunthorpe
North Lincolnshire DN15 6XQ

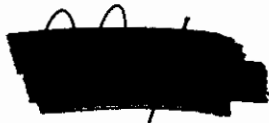
07 May 2008

Dear Bill,

Re: Application PA/2008/0338 Outline application for the erection 60 dwellings at Land Off Island Carr Road, Brigg.

Further to the submission of our application please find enclosed 3x paper copies of information to supplement the Phase I contamination report and copies of the Phase II contamination report (site investigation).

Yours sincerely,



Dan Drayton



William J Hill/PL/NorthLincs
19/05/2008 11:20 AM

To planning@northlincs.gov.uk
cc
bcc
Subject Fw: PA/2008/0338 - Island Carr North

----- Forwarded by William J Hill/PL/NorthLincs on 19/05/2008 11:21 -----



"Swain, Chris"
<chris.swain@environment-
agency.gov.uk>
16/05/2008 16:11

To "William J Hill" <William.Hill@northlincs.gov.uk>
cc "Hewitson, Annette"
<annette.hewitson@environment-agency.gov.uk>, "Morris,
Debbie" <debbie.morris@environment-agency.gov.uk>
Subject PA/2008/0338 - Island Carr North

Bill,

Hi Bill, I hope you enjoyed your time off.

To let you know, I've had a call from Tony Goddard chasing EA's response to this latest application. Whilst I am in a position to respond, this seems a little superfluous in view of the flood modelling data that will become available w/c 30 May.

Debbie has also been to see the IDB to establish their position and expect that they will be in touch to make representations on the drainage proposals.

The issues raised in my draft letter may help the applicant to overcome some wider and ongoing concerns EA has with the FRA. It will also give a head start with sequential and exception test issues.

On the other hand, some of these FRA issues will be rendered obsolete with the new modelling. Basically, I am happy to be granted an extension of time to submit EA's comments when we have the draft new modelling, or I'm happy to put EA's current position on record to give the applicants a starting point.

Please let me know (or Annette in my absence next week) which way NLC would prefer to play it. If needed, Annette can send the letter which is saved on our DPS system.

With thanks and regards

Chris

Chris Swain
Principal Planning Officer
Environment Agency
Nene House
Pytchley Lodge Road
Kettering
NN15 6JQ
D Line: 01536 385177
Fax: 01536 411354
chris.swain@environment-agency.gov.uk

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We have checked this email and its attachments for viruses. But you should still check any attachment before opening it.

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William J Hill/PL/NorthLincs
11/06/2008 03:38 PM

To planning@northlincs.gov.uk
cc
bcc
Subject Fw: Land Off Island Carr Road Brigg

----- Forwarded by William J Hill/PL/NorthLincs on 11/06/2008 15:38 -----



"Dan Drayton"
<DD@dnsstuart.co.uk>
09/06/2008 09:19

To "William J Hill" <William.Hill@northlincs.gov.uk>
cc "Garry Whall" <Garry@keigarhomes.co.uk>
Subject Land Off Island Carr Road Brigg

Dear Bill,

Re. Application PA/2008/0338

We spoke some time ago about the progress of this application, and your views at the time were to await comment from the EA and then you would be in a better position to comment. The comments from the EA are now in, as you probably are aware, in the form of a letter from Chris Swain dated 27 May. It is a lengthy letter, and there is a lot for our engineers to consider. To this end I hope that you will permit us time to consider it fully and formulate a response.

On a second point, the letter refers to the requirement for a sequential test and this is something we are considering. But we are currently unclear as to its scope - ie within Brigg, the whole of Nlincs etc - and would like to discuss with the Council the parameters of such a test. We will be in contact with you on this matter in due course.

Regards,

◆ Dan Drayton
Planner

01452 413726
07941 520020
07092 117995

Gloucester House, Brunswick Square, Gloucester, GL1 1UN

dnsstuart

From: "Dan Drayton" <DD@dns-planning.co.uk>
To: "William J Hill" <William.Hill@northlincs.gov.uk>

Date: Monday, June 28, 2010 12:00PM

Subject: RE: pa.2008.0338 Island Carr, Brigg

History: ☞ This message has been replied to.

Bill,

I appreciate your position. I can assure you we are dealing with the issue raised by the EA in their latest letter. The engineer dealing with the EA's letter is on holiday for a week and returns 5/7. I would be grateful if you would not withdraw this application until he has time to respond next week.

regards

Dan Drayton

Senior Planner

dnsplanning+design

From: William J Hill [mailto:William.Hill@northlincs.gov.uk]

Sent: 28 June 2010 11:51

To: Dan Drayton; Dan Drayton

Subject: Fw: pa.2008.0338 Island Carr, Brigg

Dan.

Attached is a number of consultation responses that all require some further work. This is quite normal and what I expected bearing in mind the length of time the application has been with us.

Can you advise me on your methodology and timetable for getting back to me.

You have not responded to my email of 21st June re the Env Agency's continued objection.

I am beginning to wonder if we are just 'staying on base' with this one and really not making any progress at all.

I am under significant pressure to get some action with this application, so in view of all of these latest comments and the fact that you are well out of time for an appeal against non determination, if I do not get a definitive answer

from you in 7 - 10 days I shall be considering this application as withdrawn.

Bill

-----Forwarded by William J Hill/HP/NorthLincs on 28/06/2010 11:38AM -----

To: Ian Goldthorpe/PL/NorthLincs@NorthLincs, Tim Allen/PL/NorthLincs@NorthLincs
From: Andrew Taylor/PL/NorthLincs
Date: 25/06/2010 12:59PM
cc: William J Hill/HP/NorthLincs@NorthLincs, Planning/PL/NorthLincs@NorthLincs
Subject: pa.2008.0338 Island Carr, Brigg

Ian & Tim

Please agree this response and forward to Bill before the deadline on Monday

Many thanks
Andrew Taylor
Project Officer (Ecologist)
01724 297370

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Please think before you print- North Lincolnshire Council greening the workplace.

-----Forwarded by William J Hill/HP/NorthLincs on 28/06/2010 11:38AM -----

To: William J Hill/HP/NorthLincs@NorthLincs, Planning/PL/NorthLincs@NorthLincs
From: Ian Jickells/HT/NorthLincs
Date: 25/06/2010 11:43AM
cc: Jodie Booth/HP/NorthLincs@NorthLincs, Darren Cowling/HT/NorthLincs@NorthLincs, Jemma Cook/HT/NorthLincs@NorthLincs, Neil Norvock/HT/NorthLincs@NorthLincs
Subject: PA/2008/0338 - Island Carr Road, Brigg

Bill

Colleagues from Transport Planning have begun assessing the above application and they have asked for a number of fundamental issues to be fed back to the applicant, in the interim.

The issues are listed below for consideration, and will require answering

prior to any formal highway comments been offered. There will probably be other issues as the assessment continues and these will be forwarded onto you in due course.

The TA was undertaken in Feb 08 with an opening year of 2009 and design year of 2019 and as such may want to be updated. The reason for this is that the RFC in 2019 design year PM peak at Ancholme Way/Barnard Avenue roundabout is 0.79, so if the TA is updated (to reflect new opening and design years) then it may well exceed capacity. A count at this junction in 2008 for another TA suggested that the roundabout had quite heavy queuing. As such the counts don't necessarily reflect what's happening, because the traffic can't get through.

How will general access be prevented from the site onto Island Carr Road, whilst maintaining emergency access?

What are the proposed amendments to the Kiln Lane junction?

Will the office development be one unit or multiple units?

Cycle parking/stands will be provided at the offices, but no mention is made of providing any other cycle facilities within the site, which needs addressing.

The development figures for 2018 have not been growthed, which they should have been.

The following points are also worth bearing in mind and may need further consideration:

- Reference is made to footways be extended into and around the site from the existing pedestrian network and providing a number of links with the surrounding area as part of the site infrastructure. This is welcomed but we would expect the facilities to be well designed, convenient, attractive and safe. The design needs to be right in the beginning to encourage people to walk.
- We would not be looking for a reduction in parking spaces for the residential development.
- It is likely that we would expect the developer to provide sustainable travel information packs in all residential dwellings. These can either be done by the developer in conjunction with Transport Planning or we will produce them if funded by the developer.
- We will expect a Travel Plan to be produced for the office development, which the TA recognises. We will expect the Framework Travel Plan to be agreed prior to occupation of the office development and finalised (including setting targets, completing monitoring etc) within 6 months of occupation. The Travel Plan should be completed in conjunction with

Transport Planning or Transport Planning can complete the Travel Plan (there will be a cost for this)

- We accept the proposed reduction in car park spaces for the office development but the developers should be aware that in order to avoid parking problems in adjacent residential areas that we may condition remedies if appropriate - eg bonds to carry our remedial measures, implement TROs.

I trust the above information is of assistance and will be forwarded onto the applicant in due course. If any further information is required please do not hesitate to contact me or Jodie Booth (Transport Planning Team Manager)

Regards

Ian Jickells

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Please think before you print- North Lincolnshire Council greening the workplace.

-----Forwarded by William J Hill/HP/NorthLincs on 28/06/2010 11:38AM -----

To: William J Hill/HP/NorthLincs@NorthLincs
From: Jo Wright/SRHD/NorthLincs
Date: 24/06/2010 03:11PM
Subject: PA/2008/0338 - Land off Island Carr Road, Brigg

Please see attached comments on the above planning application.

Kind regards

Jo

Jo Wright
Affordable Housing Development Officer
Strategic Housing
Strategic Regeneration Housing & Development Service
North Lincolnshire Council
Pittwood House
Ashby Road
Scunthorpe
North Lincolnshire
DN16 1AB

Tel: (01724) 297429

E-mail: jo.wright@northlincs.gov.uk

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Please think before you print- North Lincolnshire Council greening the workplace.

-----Forwarded by William J Hill/HP/NorthLincs on 28/06/2010 11:38AM -----

To: William J Hill/HP/NorthLincs@NorthLincs,
Planning/PL/NorthLincs@NorthLincs
From: Mark Drust/NE/NorthLincs
Date: 23/06/2010 09:24AM
cc: Halyna Deboer/NE/NorthLincs@NorthLincs
Subject: (PA/2008/0338) - Development on land off Island Carr Rd, Brigg

Good Morning,

Please find attached below our teams response regarding the provision of public open space on the above development.

Many thanks for the consultation.

Regards

Mark Drust

GIS Officer & Public Open Space Co-ordinator,

North Lincolnshire Council,

Neighbourhood & Environmental Services,

Church Square House,

Scunthorpe,

01724 297852

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Please think before you print- North Lincolnshire Council greening the workplace.

-----Forwarded by William J Hill/HP/NorthLincs on 28/06/2010 11:38AM -----

To: Planning/PL/NorthLincs@NorthLincs
From: Alison Williams/LE/NorthLincs
Date: 22/06/2010 05:11PM
cc: William J Hill/HP/NorthLincs@NorthLincs
Subject: Consultation response PA/2008/0338 Amended Details

2008.0338 Island
Carr, Brigg June 2
010 update.doc

Memo re Brigg Isl
and Carr.doc

Island Carr Rd (P
A.2008.0338) Pla
n 1 - 22.6.10.pdf

B4-30 (PA-2008-
0338) -
Land off Island C
arr Road, Brigg (2
2.6.10).doc

p08.0338 update
22_6_10.doc

William J Hill/PL/NorthLincs
30/06/2008 04:02 PM

To planning@northlincs.gov.uk
cc
bcc
Subject Fw: Application PA/2008/0338 Land off Island Carr Road
Brigg

----- Forwarded by William J Hill/PL/NorthLincs on 30/06/2008 16:01 -----



"Dan Drayton"
<DD@dnsstuart.co.uk>
30/06/2008 14:46

To "William J Hill" <William.Hill@northlincs.gov.uk>
cc <chris.swain@environment-agency.gov.uk>, "Garry Whall"
<Garry@keigarhomes.co.uk>, "Tony Goddard"
<T.Goddard@bsp-consulting.co.uk>
Subject Application PA/2008/0338 Land off Island Carr Road Brigg

Dear Bill,

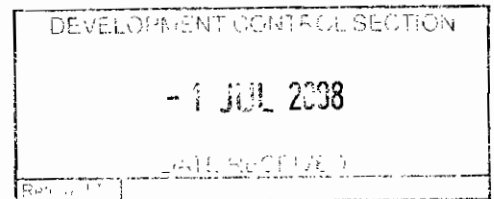
Further to my e-mail to you of 9 June 2008 please find enclosed response to the issues raised by the Environment Agency in their letter dated 27 May from my colleague Mr Goddard of BSP Consulting.

Regards,

◆ Dan Drayton
Planner

t 01452 413726
m 07941 520020
f 07092 117995

Gloucester House, Brunswick Square, Gloucester, GL1 1UN



----- Message from "Tony Goddard" <T.Goddard@bsp-consulting.co.uk> on Mon, 30 Jun 2008 12:54:06 +0100 -----

To: "Dan Drayton" <DD@dnsstuart.co.uk>
cc: "Garry Whall" <Garry@keigarhomes.co.uk>, "Mark Rayers" <M.Rayers@bsp-consulting.co.uk>
Subject: Island Carr North, Brigg - River Ancholme

Ref: PA/2008/0338

Dan,

Following on from the EA letter to NLC dated 27 May 2008 and our discussions last week I believe we should respond to inform Mr Hill of NLC about the difficult situation this leaves us in; given the current apparent "information void".

The EA letter raises 15 points of objection to the adequacy of the FRA. We respond to these points as follows:

Although there are a total of 15 points raised these are mainly unsubstantiated detail issues. On the basis that this site has been under scrutiny for some time the Flood Risk Assessment (FRA) is now particularly advanced and detailed. The FRA is based on the best currently available information in terms of strategic catchment wide data, river levels, defence levels and defence construction.

Point 1 to 7, 12 and 13 are all related to the fact that the EA believe that I have used out of date river level data. This is not the case. I have used the best currently available information. I am fully aware that the EA are seeking to provide a revised river model for the Ancholme catchment and that this data was due for publication at the end of March 2008. This was confirmed to me in a meeting at NLC offices on 4th February 2008. I was subsequently informed that the data would be released at the end of May 2008. This deadline has also now passed. I have been in close liaison with John Ray at the EA and he has been kind enough to keep me informed about the efforts that have been made to try to resolve ongoing technical difficulties in producing the model. The following email confirms that this data is still not available.

Points 8 to 10 suggests that a scheme for the provision of surface water drainage has not been adequately assessed. The issue is discussed and detailed within sections 3.3.6, 3.3.8, 3.4.2, 3.5.3, 3.6.5 and 3.6.6. Levels of storage are assessed and allowed for within the site area, with due regard to the Internal Drainage Board (IDB) easements, and there is no requirement to increase the IDB pumping rate to the Old River Ancholme. This matter has been progressed further with the IDB since completion of the FRA to the point where I have now agreed a restricted surface water discharge rate from the site to the IDB drains. This is in line with my outline design and is confirmed on the accompanying PDF. I see no need to progress this issue any further until a detailed design is effected for construction. The agreement with the IDB is recognised in the latter part of the EA's letter.

Point 11 concerns the issue of protected species habitats. This issue is addressed in the Ecological Assessment for this scheme by DNS Stuart and the Protected Species Assessment carried out by ESL (Ecological Services) Ltd.

Point 14 concerns the issue of an evacuation plan and the role of the emergency services. This somewhat of a "red herring" inasmuch as the site is to be raised to a level above the 1:100 year flood level and therefore out of Flood Zone 3b; the high risk flood zone. There is therefore no extra burden on the emergency services.

Point 15 suggests that the FRA "contains various apparent contradictions" but does not feel it important enough to actually state what these are. I am therefore unable to address this.

I am pleased to note the fact that the EA now accept that the site is in Flood Zone 3a and is not therefore functional flood plain. This was one of the two reasons given for the refusal of planning application PA/2007/0456. Please see attached decision notice. The second reason for refusal was that there should be a comprehensive approach to the development of the MX1-12 site. I understand that this has been addressed by the recent master planning exercise.

In relation to the Exception test this matter is addressed in section 3.9 of the FRA.

On the basis of the above I believe that we have addressed the reasons for refusal concerning the PA/2007/0456 scheme and the only objections yet to be addressed regarding the current proposal relate to a river modelling exercise that is yet to be concluded. It appears therefore that there are two possible choices for NLC, either the application is assessed on the basis of the best currently available information or a decision is postponed until we are able to assess the implications, if any, of the results of the new river modelling exercise. There is no guarantee as to when this will be available. It is now three months late and I have previous experience of these exercises being a year late despite continual promises of conclusion throughout the year.

Regards,

Tony

For and on behalf of BSP Consulting

Tony Goddard BEng (Hons) CEng MICE

Associate Director

t.goddard@bsp-consulting.co.uk

Nottingham Office: 12 Oxford Street, Nottingham. NG1 5BG. Tel. 0115 840 2227. Fax. 0115 840 2228.

www.bsp-consulting.co.uk

Breakwell Sumner Partnership Ltd is registered in England and Wales No. 3669014

Registered Office: 12 Oxford Street, Nottingham. NG1 5BG

Also offices in Derby and Leicester

From: Ray, John [john.ray@environment-agency.gov.uk]

Sent: 27 June 2008 17:26

To: Tony Goddard

Subject: RE: Island Carr North, Brigg - Rive Ancholme

Tony

Apologies, our progress meeting with our consultants didn't go well on Tuesday.

For various reasons the model calibration has taken a step backwards, and the consultant was investigating / fixing the problem for the end of this week.

I have had some data sent to me which suggests they have fixed the problem - but I haven't had a chance to review it thoroughly yet. I hope to do so Monday.

Regards

John Ray

Team Leader Flood Risk Mapping & Data Management

Anglian Region, Northern Area

john.ray@environment-agency.gov.uk

Telephone :

Internal : 7 50 5805

External : 01522 785805

Mobile : 07920 501378



please consider the environment - do you really need to print this email?

From: Tony Goddard [<mailto:T.Goddard@bsp-consulting.co.uk>]

Sent: 27 June 2008 17:22

To: Ray, John

Subject: Island Carr North, Brigg - Rive Ancholme

Click [here](#) to report this email as spam.

John,

I have not heard anything from you this week. Have you got any news for me on progress with the new model?

Regards,

Tony

For and on behalf of BSP Consulting

Tony Goddard BEng (Hons) CEng MICE

Associate Director

t.goddard@bsp-consulting.co.uk

Nottingham Office: 12 Oxford Street, Nottingham. NG1 5BG. Tel. 0115 840 2227. Fax. 0115 840 2228.

www.bsp-consulting.co.uk

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Also offices in Derby and Leicester

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find out more: www.environment-agency.gov.uk/wed [Decision notice 18-06-07.pdf](#) [05178 IDB Letter 19-03-08.pdf](#)



TOWN AND COUNTRY PLANNING ACT 1990

REFUSAL OF PLANNING PERMISSION

(pursuant to an outline or full application)

APPLICATION NO: PA/2007/0456

Applicant: Keigar Homes Ltd

Address/Agent: Mr D Drayton
DNS Stuart
Gloucester House
29 Brunswick Square
GLOUCESTER
GL1 6YP

North Lincolnshire Council hereby give notice that the application received on 19/03/2007 to:

erect a mixed development of 60 dwellings and office building with associated parking on land off Island Carr Road, Brigg

has been considered and that permission for this development has been **REFUSED** for the following reasons:

1.

The proposals involve the construction of residential properties in the 'Functional Floodplain' which is classified Flood Zone 3b by the Environment Agency and that there is a high level of risk from flooding to the properties. The proposal is therefore contrary to policies MX1-12 and DS16 of the North Lincolnshire Local Plan and to the provisions of PPS25 - Development and Flood Risk.

2.

It is considered that to ensure the proper planning of the site allocated under the provisions of policy MX1-12 of the North Lincolnshire Local Plan a comprehensive approach to its development should be taken. These proposals represent a piecemeal approach that might not result in the optimum form of development of the allocated site.

Dated: 18th June, 2007

Signed:

A black rectangular box redacting the signature of M Welton.

M Welton
Head of Planning

RIGHTS OF APPEAL ETC

1. If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission or approval for the proposed development, or to grant permission or approval subject to conditions, he may appeal to the Planning Inspectorate, in accordance with Section 78 of the Town and Country Planning Act 1990, within six months of the date of this notice. Appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Planning Inspectorate is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements, to the provision of the development order, and to any directions given under the order. He does not in practice refuse to entertain appeals solely because the decision of the Local Planning Authority was based on a direction given by him.

2. If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Planning Inspectorate, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council in whose area the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Planning Inspectorate on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 114 of the Town and Country Planning Act 1990.
4. The Planning Inspectorate have introduced an online appeals service that you can use to make your appeal online. You can find the service through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Inspectorate will publish details of the appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only supply information, including personal information belonging to you, that you are happy will be made available in this way. If you supply personal information belonging to someone else, please ensure that you have their permission. More detailed information about [data protection and privacy matters](#) is available in the Planning Portal.

ANCHOLME INTERNAL DRAINAGE BOARD
A member of the Shire Group of Internal Drainage Boards

Shire Group
of IDBs

Catherine Delamore
BSP Consulting
12 Oxford Street
NOTTINGHAM
NG1 5BG

Your Ref: 05178/CD

Our Ref: AT/LL/Anch. (P1)

19th March 2008

Dear Ms Delamore,

Island Carr Site, Brigg

With reference to your letter dated 24th October 2007 we have the following comments to make.

After due consideration of your proposed restricted runoff rate of 5.2 litres per second for area A (0.932 Ha) and area B (0.929 Ha), the Drainage Board confirms that this rate will be acceptable providing suitable attenuation is provided. We understand that the storage type and position will be discussed at the detailed design stage. The required on site storage capacity will need to be calculated for the 1 in 100 year return period + 20% increase for climate change allowance.

Any on site storage proposed will need to be emptied during normal operation to ensure that the required capacity is maintained.

We remind you of the letter dated 28 March 2007 sent to North Lincolnshire Council and Keigar Homes where comment was made on the required easement from the Board's drain, the finished floor level, access and power supply to the pumping station.

Please answer the following questions:-

1. Has the Environment Agency agreed to your proposed finished floor level and, if so, what is the agreed level?
2. Does the EA agree with your statement that the area is not in a "functional flood plain".

Raising the floor levels for the proposed site will undoubtedly exacerbate flooding elsewhere in the event of overtopping of the River Ancholme banks.

If you need to discuss the above further, please do not hesitate to contact Andy Thomas, *quoting our reference on all correspondence.*

Yours sincerely,

**On behalf of the
Ancholme Internal Drainage Board**



PS Bruce Gelsthorpe
JBA Consulting
Clerk and Engineer to the Board
bruce.gelsthorpe@jbaconsulting.co.uk

BSP Limited	
Project Number	
Review:	
	24

Denison House
Hexthorpe Road
DONCASTER
South Yorkshire
DN4 0BF
United Kingdom

www.shiregroup-idbs.gov.uk

Tel: 01302 342055
Tel: 01302 329887
E: info@shiregroup-idbs.gov.uk

The Shire Group of
Internal Drainage Boards
is managed by JBA Consulting

Clerk and Engineer to
Ancholme IDB
Ashfields and West Moor IDB
Bedale and Upper Swale IDB
Black Drain DB
Cod Beck IDB
Dearne and Dove IDB
Dun Drainage Commissioners
Fairham Brook IDB
Finningley IDB
Garthorpe DB
Goole Fields District DB
Hatfield Chase IDB
Knottingley to Gowdall IDB
Laneham IDB
Lower Swale IDB
Messingham IDB
Potteric Carr IDB
Reedness and Swinefleet DB
River Lugg IDB
River Wiske IDB
Scunthorpe IDB
Sow and Penk IDB
Tween Bridge IDB
Went IDB

Engineer to
Armthorpe IDB
Everton IDB
Gainsborough IDB
Selby Area IDB



From: William J Hill/HP/NorthLincs
To: annette.hewitson@environment-agency.gov.uk

Date: Wednesday, July 14, 2010 03:56PM
Subject: Fw: E mail 2 of 2

Ditto.

Bill

-----Forwarded by William J Hill/HP/NorthLincs on 14/07/2010 03:55PM -----

To: "William J Hill" <William.Hill@northlincs.gov.uk>
From: "Dan Drayton" <DD@dns-planning.co.uk>
Date: 14/07/2010 02:17PM
Subject: E mail 2 of 2

Bill,

please find attached the revised Design & Access Statement

Dan Drayton

Senior Planner

dnsplanning+design

From: William J Hill [mailto:William.Hill@northlincs.gov.uk]
Sent: 28 June 2010 11:51
To: Dan Drayton; Dan Drayton
Subject: Fw: pa.2008.0338 Island Carr, Brigg

Dan.

Attached is a number of consultation responses that all require some further work. This is quite normal and what I expected bearing in mind the length of time the application has been with us.

Can you advise me on your methodology and timetable for getting back to me.

You have not responded to my email of 21st June re the Env Agency's continued objection.

From: William J Hill/HP/NorthLincs
To: DD@dns-planning.co.uk

Date: Friday, July 16, 2010 10:39AM
Subject: Fw: Comments on PA/2008/0338

Dan

I don't think I sent you this one. Noise is the issue.

Bill

-----Forwarded by William J Hill/HP/NorthLincs on 16/07/2010 10:38AM -----

To: William J Hill/HP/NorthLincs@NorthLincs
From: Robert Starbuck/NE/NorthLincs
Date: 30/06/2010 04:01PM
cc: Planning/PL/NorthLincs@NorthLincs
Subject: Comments on PA/2008/0338

Please find attached Environmental Protection Team comments on PA/2008/0338.

Kind regards,

Robert Starbuck

Technical Officer
Environmental Protection
North Lincolnshire Council
(01724) 297619

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This communication is intended for the addressee(s) only. Please notify the sender if received in error. All Email is monitored and recorded.

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Attachments:

0338-2008 Island Carr Rd 29.06.10.doc

From: "Dan Drayton" <DD@dns-planning.co.uk>
To: "William J Hill" <William.Hill@northlincs.gov.uk>

Date: Wednesday, July 21, 2010 10:49AM
Subject: RE: pa.2008.0338 Island Carr, Brigg
History: ↻ This message has been forwarded.

Need to
 discuss with
 Alison.

Bill,

Our archaeologists have spoken to Alison Williams this week and she is requesting the palaeoenvironmental works being carried out prior to the determination of the outline application. I gather that her reasoning for changing her opinion from when the first phase of works were done in 2008 relate to the flood attenuation measures that are required for the site and, more importantly, she is referring to the new planning guidance for the historic environment - PPS5. I gather that, in her view, this supersedes her previous recommendations to the planners concerning the site.

We are concerned and a little confused by Alison Williams response. We think there is an element here of "moving the goal posts". We don't see anything in PPS5 that justifies Alison's change of mind since her memo in 2008. In her memo of 2008, she says "*Nevertheless, an opinion can be given on the outline planning application, and I have no reasons to object to the proposals on archaeological grounds*". We are basically at the same stage now in terms of the determination of the application as we were then.

In PPS5 it states "*Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation.*"

In the case of this application, our understanding is this that a desk based assessment was carried out by Allen Archaeology and it was submitted with the application in 2008. It would appear from her memo of 2008 that Alison felt that this desk based assessment was sufficient to grant outline permission subject to conditions. That's fine, but PPS5 does not change that. It would appear that what's really changed is that she no longer feels that the desk-based is *sufficient* to properly assess the interest. So nothing on site has changed in the past two years, and the policies haven't changed either and PPS5 does not change it. We feel that all that has changed is Alison's opinion.

We would be grateful if you would review this issue with Alison and recommend outline approval with the conditions, as proposed by Alison in 2008. If this is not possible we request a meeting with you and Alison at your offices with Keigar Homes and our archaeologists Allen Archaeology in attendance.

Regards

Dan Drayton

Senior Planner

Mr W J Hill
Principal Planner
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
DN15 6XQ

24 OCT 2008

WJH

24 Oct. 08

Dear Bill,

Your Reference PA/2008/0338 Outline planning permission to erect 60 dwellings Land off Island Carr Road Brigg North Lincolnshire

Please find enclosed copy correspondence addressed to Patricia Rennison of your Environmental Protection Team.

Yours sincerely,



Dan Drayton

Patricia Rennison
Environmental Protection Team
North Lincolnshire Council
Church Square House
PO Box 42
Scunthorpe
DN15 6XQ

24 Oct. 08

Dear Patricia,

Your Reference PA/2008/0338 – 90923 Outline planning permission to erect 60 dwellings Land off Island Carr Road Brigg North Lincolnshire

Further to your consultation response dated 16 June 2008 (copy enclosed) please find attached a letter from Humberside Materials Laboratory Limited.

The results of the gas monitoring should be available in the next few weeks and will be submitted to you when they are ready.

Yours sincerely,

Dan Drayton

Cc Mr W J Hill, North Lincolnshire Council



Humberside Materials Laboratory
Atherton Way, Brigg
North Lincs DN20 8AR

Tel & fax 01652 652753
Email humbersidematlab@aol.com

FAX

To Gary
Company Keigar Homes
Fax
From Mick
Pages

Date

Subject - P&B Brigg

Further to the memo from North Lincs Council concerning the above site, please find my comments detailed below.

The report clearly indicates elevated levels of arsenic, zinc, benzo pyrene and dibenzo anthracene within the made ground. The pH values requested are included in the report as given on the test report for the sulphate content. The values recorded were 6.7 and 7.8. Therefore the SGV for cadmium have not been exceeded.

The investigation was undertaken in the early part of 2007. Prior to the various reports quoted being published. However, as stated in the text NHBC report 04 March 2007 has been used to assess the data. The rationale for the sample locations is stated in the report as non-targeted as the phase 1 did not identify any potential contamination sources on the site. The boreholes were therefore sited near the four boundaries of the site and one in the middle of the site, with further trial pits spread across the site. The use of only two boreholes for gas monitoring after the initial round was given in the report and as per the comment in the letter (three not recovered). It is agreed that flow rates have not been monitored, but commented as being taken as low due to the high water level and low permeability of the alluvium. If flow rates are required these can be undertaken on the two remaining boreholes. The overriding factor of recorded concentration has been taken into the traffic light system and given a conservative amber 2 classification.

The stockpile is circa 100tonnes. One sample was taken as the visual evidence on site was this material was identical to the made ground over the whole site and therefore one sample was deemed sufficient for the size and nature of the stockpile. Polyaromatic hydrocarbons have been determined on the stockpile material as per the remainder of the site and are included in the data within the report.

I trust the above explains the points raised by the local authority. With the only outstanding matter being gas flow rates which were commented on but not actually measured.

Regards
Mick

I N T E R	<h1>MEMO</h1>	 NORTH LINCOLNSHIRE COUNCIL
O F F I C E		

To: William Hill, Development Control

From: Patricia Rennison, Environmental Protection Officer,
Environmental Protection Team

Our Ref: **PA/2008/0338 - 90923**

Subject: Outline planning permission to erect 60 dwellings
Land off Island Carr Road, Brigg, North Lincolnshire.

Date: 16 June 2008

I have reviewed the site investigation report dated March 2008, reference 126/1752P, prepared by Humberside Materials Laboratory Limited for the applicant of the above planning application and have the following comments to make.

Elevated levels of arsenic, zinc, benzo(a)pyrene and dibenzo anthracene have been detected on site. I note the analysis results do not indicate the pH value of soils sampled and as such I am unable to satisfy myself that cadmium levels on the site are acceptable. **The applicant's consultant should be asked to provide pH levels for those areas where soil sampling was undertaken.**

Evidence that the production of methane gas is ongoing on the site has been recorded in two of the original five boreholes sunk on site in 2007 (three have not been recovered and thus not monitored) Unfortunately the method for gas monitoring and investigation does not appear to have followed the guidance provided in BS 8485 (2007), CIRIA 665/2007 and the NHBC 2007 document 'Guidance on Evaluation of Development Proposals on Sites where Methane and Carbon Dioxide are Present'. There is no rationale for the location of boreholes on site or for the use of only two out of the original five boreholes. Flow rates have not been recorded during the gas monitoring. In view of this it is not possible to identify what the gassing regime on the site actually is and consequently the recommendations in the report are not valid.

It is essential that further gas monitoring takes place **prior to determination** of the application as results found may indicate that the proposed residential end use is inappropriate. **The results of the gas monitoring should be submitted to the Council for approval.**

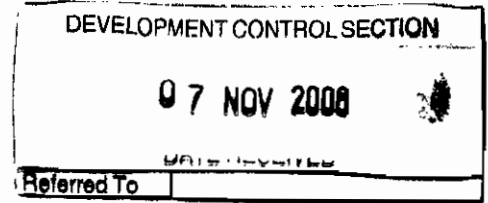
There is reference to a 'stockpile' and one sample has been taken from this but there is no indication as to the volume of the stockpile or an explanation for taking only one sample. **I note the stockpile sample has not been analysed for hydrocarbons and would ask for an explanation for this omission together with an indication of the volume of the stockpile.**

The applicant's consultant should be asked to provide explanations for the issues raised above. If further information/assessment is not forthcoming this department would be willing to support a refusal.

Patricia Rennison
Environmental Protection Officer

William J
Hill/PL/NorthLincs
07/11/2008 11:25

To planning@northlincs.gov.uk
cc
bcc
Subject Fw: Sequential test



2008.0338

No need to print attachment

----- Forwarded by William J Hill/PL/NorthLincs on 07/11/2008 11:27 -----



"Dan Drayton"
<DD@dnsstuart.co.uk>
06/11/2008 18:08

To "William J Hill" <William.Hill@northlincs.gov.uk>
cc <Garry@keigarhomes.co.uk>
Subject Sequential test

PA1200810338

Bill,

Further to my e-mail of last Friday (below) I have not had a response to these queries and time is rapidly moving on. Consequently, I have included the increased site/dwelling capacity at Land North of Bridge Street and the York Rd site in the final sequential test report (now attached). Even so, we would be grateful if you could respond to the queries in due course.

Thanks

Please can you let me know the LPAs views on the outcome of this sequential test soonest, as this clearly has important bearing on the current application and whether we pursue the appeal. Do you require hardcopies of this document for the file, if so how many will you need?

Regards,

Dan Drayton

Planner

dns stuart

planning|design

p: 01452 413 726

m: 07941 520020

dna consultancy limited

company no. 3363265

vat no. 715 367 825

-----Original Message-----

From: Dan Drayton
Sent: 31 October 2008 12:51
To: 'William J Hill'
Subject: RE: sequential test

Bill,

See below the following observations on the sites in the matrix:

Sites taken out from draft are noted and agreed.

1. Ancholme Park - no further comments to those already in seq test 2.
- North of Bridge Street - no further comments to those already in seq test, other than the site size has gone up (0.97ha) as has dwelling capacity (48). Could you just explain why, thks.
3. Sliversides - no further comments to those already in seq test 4.
- Western Avenue - no further comments to those already in seq test 5.
- Former Brigg Primary School Glebe Rd - No comments to those already in seq test 6.
- Colton Street - no comments, to those already in seq test 7.
- Bigby Road - no comments 8.
- Rear of Market Place - no comments
9. York Road - We feel this site should not be included because it does not appear in the SHLAA or Local Plan as a housing site. SHLAA's should have a methodology or criteria for the identification of available site's and this one has not been choosen according to this criteria. Therefore can you please provide your reasoning for this site's inclusion in this sequential test.
10. Island Carr North - no comments

If you can get back to me with these comments then I can prepare the report final version.

Thanks,

Dan Drayton

Planner

dns stuart

planning|design

p: 01452 413 726

m: 07941 520020

dna consultancy limited

company no. 3363265

vat no. 715 367 825

-----Original Message-----

From: William J Hill [mailto:William.Hill@northlincs.gov.uk]
Sent: 30 October 2008 15:10
To: Dan Drayton
Cc: doug@dougjennings.co.uk
Subject: RE: sequential test

Dan.

From my notes of our recent meeting to discuss the planning Application I promised to send you an up to date and final table of allocated, SHLAA, and other relevant sites for analysis in the sequential test and also for Inquiry use.

I have now considered the draft Seq test and before commenting finally would suggest that it is ammended so that its contents harmonises with the final table of sites. This will avoid confusion and aid clarity.

I have taken out all sites that are either built out or of no relevance to the consideration.

Are you agreeable to this approach.

Bill

(See attached file: Brigg Housing Supply Map) (See attached file: Housing Land Available in Brigg (Oct 08).doc)



Island Carr North Sequential Test Report Nov-2008.pdf

Scan of

William J Hill/PL/NorthLincs

10/11/2008 11:38

To DD@dnsstuart.co.uk

cc doug@dougjennings.co.uk

bcc Mike Welton/PL/NorthLincs

Subject PA/2008.0338 - Sequential Test

Dan.

We have considered the information provided in its Final form and have concluded that the proposal FAILS the sequential Test.

We do not agree with your opinion in para 2.9 with regard to the Housing and Employment Land Allocations DPD.

We do not agree with your opinion that sites with Planning Permission are not available as they are 'highly likely to come forward for development prior to the application site'

We consider that both of the sites with Planning Permission at Silversides (3) and at the Former Brigg Primary School (5) are reasonably available.

Even if Site 9 ,York Rd , is left out the other two give a total of 89 units.

This E mail is the Council's official response to the submitted Sequential Test and forms part of the public record.

Yours Sincerely

WJHill

Principal Planning Officer
North Lincs Council.

William J Hill/PL/NorthLincs
21/01/2009 16:24

To planning@northlincs.gov.uk
cc
bcc
Subject Fw: 2008.0338 - Keigar Homes Ltd , Brigg

----- Forwarded by William J Hill/PL/NorthLincs on 21/01/2009 16:25 -----



"Dan Drayton"
<DD@dnsstuart.co.uk>
21/01/2009 09:48

To "William J Hill" <William.Hill@northlincs.gov.uk>
cc "Alan Dunn" <Alan.Dunn@AlanWood.co.uk>
Subject RE: 2008.0338 - Keigar Homes Ltd , Brigg

Dear Bill,

Further to my voicemail message the other day. We are meeting our engineers next Tuesday to finalise our scheme, for the past two weeks they have been carrying out some preliminary drainage design work and have been liaising with the Internal Drainage Board regarding drainage storage. We anticipate providing you with the finalised details in mid to late February.

Regards,

Dan Drayton

Planner

dns stuart

planning|design

p: 01452 413 726

m: 07941 520020

dna consultancy limited

company no. 3363265

vat no. 715 367 825



-----Original Message-----

From: William J Hill [mailto:William.Hill@northlincs.gov.uk]
Sent: 15 January 2009 09:49
To: Dan Drayton
Subject: 2008.0338 - Keigar Homes Ltd , Brigg

Dan.

Happy New Year to you all.

have you any idea when the revised details will be submitted in respect of the above application.

Bill

From: William J Hill/HP/NorthLincs
To: planning@northlincs.gov.uk
Date: 30 April, 2009 03:57PM
Subject: Fw: Planning Application PA/2008/0338 Island Carr North Brigg

-----Forwarded by William J Hill/HP/NorthLincs on 30/04/2009 04:01PM -----

To: "William J Hill" <William.Hill@northlincs.gov.uk>
From: "Dan Drayton" <DD@dns-planning.co.uk>
Date: 30/04/2009 12:10PM
Subject: Planning Application PA/2008/0338 Island Carr North Brigg

Dear Bill,

With regard to application PA/2008/0338 may I take this opportunity to update you on our negotiations with the Environment Agency. Ian Stuart of DNS Planning and Alan Dunn of Alan Wood & Partners met with Debbie Morris of the Environment Agency in February of this year. One of the outcomes of this meeting was that Debbie Morris requested that, as part of our revised Flood Risk Assessment, we should include modelling data in respect of a breach of the defences of the River Ancholme.

Initially, it was understood that the onus was on the applicant to carry out this river modelling exercise. However, it has now come to light that the Environment Agency are in the process of preparing this data and we hope to be able to obtain a copy with the next two weeks. Once we have obtained a copy of this modelling data we will incorporate it into our latest Flood Risk Assessment for submission in conjunction with our revised Design and Access Statement.

Regards,

Dan Drayton

Planner

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