

## Re: PA/2017/674 Planning Application at Land off Applefields, Wrawby

Billy Green on behalf of LLFAdrainageteam

Thu 24/08/2017 17:34

To: Phil Scrafton <Phil.Scrafton@globelimited.co.uk>;

Cc: Planning <Planning@northlincs.gov.uk>; James Roberts <James.Roberts@northlincs.gov.uk>;

Hello Phil,

**Please find below my comments in Red..**

I await further clarification prior to commenting further..

Kind Regards,  
**North Lincolnshire Council Flood Risk Team**  
**Lead Local Flood Authority**

Community Services  
Places Directorate  
8-9 Billet Lane  
Scunthorpe  
DN15 9YH  
Tel: 01724 297522

Note: For all future correspondence via email, please reply to [LLFAdrainageteam@northlincs.gov.uk](mailto:LLFAdrainageteam@northlincs.gov.uk)

**NORTH LINCOLNSHIRE  
TOUR OF BRITAIN**

North Lincolnshire Council, Civic Centre,  
Ashby Road, Scunthorpe, DN16 1AB

T: 01724 296830  
E: [TOB@northlincs.gov.uk](mailto:TOB@northlincs.gov.uk)  
W: [www.nltour.co.uk](http://www.nltour.co.uk)



---

**From:** Billy Green  
**Sent:** 18 August 2017 10:42  
**To:** LLFAdrainageteam  
**Subject:** Fw: PA/2017/674 Planning Application at Land off Applefields, Wrawby

---

**From:** James Roberts  
**Sent:** 16 August 2017 16:35  
**To:** Billy Green  
**Subject:** Fw: PA/2017/674 Planning Application at Land off Applefields, Wrawby

Hi Billy,

Please see below in relation to this application.  
Can you let me know if you are now able to support the scheme and offer conditions?  
Kind regards,

James Roberts  
Senior Planning Officer  
North Lincolnshire Council

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

---

**From:** Phil Scrafton [REDACTED]  
**Sent:** 16 August 2017 16:31  
**To:** James Roberts  
**Subject:** FW: PA/2017/674 Planning Application at Land off Applefields, Wrawby

James,

Venezia is away at the moment but this is the response she had from Roy Lobley back in June following his review of the drainage officer comments. I had expected/assumed had been forwarded to you.

I'll check with her as she is back in tomorrow.

Regards,  
Phil

*Phil Scrafton*

8/25/2017

Re: PA/2017/674 Planning Application at Land off Applefields, W... - Planning

Managing Director  
Globe Consultants Limited

address: The Tithe Barn, Greestone Place, Lincoln, LN2 1PP

**Latest News: Detailed approval for the Parklands scheme in Sudbrooke unanimously approved (read more)**

DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient please contact the sender immediately. Any disclosure, copying, distribution or any other use of this communication is strictly prohibited and may be unlawful. Globe Consultants Limited reserves the right to monitor and intercept communications for lawful business purposes.

Globe Consultants Limited has taken reasonable precautions to ensure that no viruses are transmitted to any third party, but accepts no responsibility for any loss or damage resulting directly or indirectly from the use of this e-mail or the contents.

Globe Consultants Limited. Company Registered in England No: 05717085 Directors: P Scrafton, R Wallis VAT No: 875 6512 91. Registered Office: The Tithe Barn, Greestone Place, Lincoln, LN2 1PP

---

**From:** Roy Loble  
**Sent:** 12 June 2017 10:07  
**To:** Venezia Ross-Gilmore  
**Subject:** RE: PA/2017/674 Planning Application at Land off Applefields, Wrawby

Venezia,  
I refer to the comments from the LLFA drainage team and respond as follows.

The application is only outline with all matters, except access, reserved and at this stage there is only indicative layout information available.

- 1) I assume the landowner would be willing to provide an access strip and easement to the watercourse. **Confirmation that the developer will provide a 6 metre easement ? Future maintenance to be carried out by NLC with the relevant commuted sum..**
- 2) At this outline stage the strategy shows that the pond will store the 100-year event with a 40% increase allowance for climate change with a 100mm of freeboard. This storage is all below existing ground level. **Minimum of 500mm freeboard required.**
- 3) At this stage, the drainage is an outline strategy to show that attenuation is possible with the land ownership. The land falls significantly from east to west, as can be seen on the topographic survey, and the proposed highway is over 1m higher than the dwellings to the west. It was appropriate to show a possible gravity sewer whereas a sewer in the highway would require significant land raising or pumping. **The flow routing needs to be considered at Outline stage. However, at this late stage I can condition this based on that the layout is not fixed at this stage.**
- 4) And 5) are matters to be addressed at detail design stage and can be achieved through a suitable condition. **Agreed At this late stage of the application !**

Roy

**Roy Loble**

Roy Loble Consulting  
22a Brinkhall Way, Welton, Lincoln. LN2 3NS

---

**From:** Venezia Ross-Gilmore  
**Sent:** 07 June 2017 11:04  
**To:** Roy Loble  
**Subject:** FW: PA/2017/674 Planning Application at Land off Applefields, Wrawby

Good morning

Please see the below from the planning officer regarding Wrawby.

Regards

**Venezia Ross-Gilmore MRTPI MCIHT**  
Principal Consultant  
Globe Consultants Limited

address: The Tithe Barn, Greestone Place, Lincoln, LN2 1PP

**Latest News: Central Lincolnshire Local Plan now formally adopted (read more)**

DISCLAIMER

This e-mail and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you are not the intended recipient please contact the sender immediately. Any disclosure, copying, distribution or any other use of this communication is strictly prohibited and may be unlawful. Globe Consultants Limited reserves the right to monitor and intercept communications for lawful business purposes.

Globe Consultants Limited has taken reasonable precautions to ensure that no viruses are transmitted to any third party, but accepts no responsibility for any loss or damage resulting directly or indirectly from the use of this e-mail or the contents.

Globe Consultants Limited. Company Registered in England No: 05717085 Directors: P Scrafton, R Wallis VAT No: 875 6512 91. Registered Office: The Tithe Barn, Greestone Place, Lincoln, LN2 1PP

---

**From:** James Roberts [<mailto:James.Roberts@northlincs.gov.uk>]  
**Sent:** 07 June 2017 10:54

8/25/2017

Re: PA/2017/674 Planning Application at Land off Applefields, W... - Planning

To: Venezia Ross-Gilmore <>; Phil Scrafton <>  
Subject: Fw: PA/2017/674 Planning Application at Land off Applefields, Wrawby

Venezia/ Phil,

Please see below which needs addressing.  
Please respond direct to me.  
Kind regards,

James Roberts  
Senior Planning Officer  
North Lincolnshire Council

Please let us know what you think about the customer service you received during your enquiry by completing our customer satisfaction survey on our Consultations Page on the council web site: <http://ow.ly/4mNWDJ>

---

**From:** Billy Green on behalf of LLFAdrainageteam  
**Sent:** 06 June 2017 15:56  
**To:** Planning; James Roberts  
**Subject:** Re: PA/2017/674 Planning Application at Land off Applefields, Wrawby

Hi,

There is currently insufficient information to enable us to carry out a full drainage assessment for the development. Please provide the following information: -

- 1) Easement required adjacent to existing ditch located at the southern edge of the site. This forms part of the critical drainage network for the village
- 2) Provide mitigation proposals should the proposed balancing pond be breached at the southern boundary
- 3) *The indicative drainage layout requires further detail to visually depict the proposed drainage works. Why is the proposed 'indicative' surface water drain shown outside the highway ?*
- 4) *Provide details of how run-off will be safely conveyed and attenuated during storms up to and including the 1 in 100 year critical storm event, with an allowance for climate change, from all hard surfaced areas within the development into the existing local drainage infrastructure and watercourse system without exceeding the run-off rate for the undeveloped site and will not increase the risk of flooding off-site.*
- 5) *Provide principle/detailed design (surveys, ground investigations, drawings, network details and calculations showing critical storm details) in support of any surface water drainage scheme, including details on any attenuation system and its discharge rates, and investigation into the condition of the existing outfall and proposed arrangements.*

Informative Comment

1) We have concerns about the possible future development of the large parcel of land to the west/north which the developer owns? A full overarching drainage strategy plan should be provided if the developer is planning to develop the whole site.

*I await the above additional details before commenting further.*

Kind Regards,

**North Lincolnshire Council Flood Risk Team**  
**Lead Local Flood Authority**

Community Services  
Places Directorate  
8-9 Billet Lane  
Scunthorpe  
DN15 9YH  
Tel: 01724 297522

Note: For all future correspondence via email, please reply to [LLFAdrainageteam@northlincs.gov.uk](mailto:LLFAdrainageteam@northlincs.gov.uk)

---

**From:** [noreply@salesforce.com](mailto:noreply@salesforce.com) <[noreply@salesforce.com](mailto:noreply@salesforce.com)> on behalf of Claire Bradley <[ben\\_marshall+northlincsplanning@arcusglobal.com](mailto:ben_marshall+northlincsplanning@arcusglobal.com)>  
**Sent:** 04 May 2017 15:06  
**To:** LLFAdrainageteam  
**Subject:** PA/2017/674 Planning Application at Land off Applefields, Wrawby

Dear Sir/Madam,

**Application No:** PA/2017/674

**Proposal:** Outline planning permission for erection of 22 dwelling houses with access roads and open space

**Site Location:** Land off Applefields, Wrawby

**Applicant:** Mr Roger Herring

**Case Officer:** James Roberts

Your views are requested on the above application. You can now view the application and associated documents directly on the web site by selecting the following link:

<http://www.planning.northlincs.gov.uk/plan?ref=PA/2017/674>

You can if you wish also send your comments to us using this service by clicking on the "submit comment" button at the bottom of the application screen (this facility will only be available to use until the consultation period expires) or alternatively email us at [planning@northlincs.gov.uk](mailto:planning@northlincs.gov.uk). **Whilst we will endeavor to ensure that all the documents are available to view as soon as you receive this email, this may not always be possible. They will usually be available by the following day.**

Any comments should reach me (paper or electronic) no later than 21 days from the date of this email, following which time the council may proceed to determine the application. In the meantime if you have any queries about the proposal these should be directed to the case officer named above.

8/25/2017

Re: PA/2017/674 Planning Application at Land off Applefields, W... - Planning

If you have no objections or comments to make then early notification of this will assist me to deal with the application promptly. Any comments you do make will appear on the council's web site.

**Development Management**

North Lincolnshire Council

Civic Centre

Ashby Road

Scunthorpe

North Lincolnshire

DN16 1AB

Tel: 01724 297000

Web: [www.northlincs.gov.uk](http://www.northlincs.gov.uk)

This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included Please think before you print- North Lincolnshire Council greening the workplace.