

Brindley Axe

From: Alison Williams
Sent: 29 May 2024 11:52
To: Stephen Potten
Cc: Brindley Axe
Subject: Fw: Southern Junction - PA/2017/1386.

Hi Stephen

I hope you are well and enjoyed the bank holiday weekend.


I understand that you have been appointed to carry out the archaeological monitoring and geo-arch works on the M181 southern junction as per the approved WSI AOC produced in early 2022. Earlier this year, archaeological evaluation including geo-archaeological assessment was undertaken on the adjacent proposed residential site. The report of this work is available on the planning website [PA/2023/1124 | North Lincolnshire Planning Portal \(northlincs.gov.uk\)](https://www.northlincs.gov.uk/PA/2023/1124) (see page 2 Related Documents) for your information and review.


The results are complementary to your work, but if you would like to discuss the requirements for the further geo-archaeological works please do let me know.

Regards,
Alison

My Development Management/Planning days are Monday to Thursday; please quote the planning application number or reference in the subject heading.

Alison Williams
Historic Environment Officer | Place | Communities

 01724 297000

 North Lincolnshire Council, Church Square House, 30 – 40 High Street, Scunthorpe, DN15 6NL

From: Alison Williams [redacted]
Sent: 29 May 2024 11:37 AM
To: Tanya Coggon <[redacted]>; Brindley Axe [redacted]
Subject: Re: Southern Junction - PA/2017/1386.


Hi Brin

Some of the Keepmoat trial trenches undertaken earlier this year overlapped the edge of the 2017/1386 red line boundary. I will send AOC a copy of the Keepmoat evaluation report which includes the recent geo-archaeological results for the residential site and lake to review but it is likely complementary data rather than replacing works required under condition 21.

Regards,
Alison

My Development Management/Planning days are Monday to Thursday; please quote the planning application number or reference in the subject heading.

Alison Williams
Historic Environment Officer | Place | Communities


☎ 01724 297000

✉ North Lincolnshire Council, Church Square House, 30 – 40 High Street, Scunthorpe, DN15 6NL

From: Tanya Coggon <[REDACTED]>

Sent: 22 May 2024 11:52 AM

To: Brindley Axe <[REDACTED]>; Alison Williams <[REDACTED]>

Subject: RE: Southern Junction - PA/2017/1386.

Hi Brin

Alison is on leave from now until mid next week. Im on leave next week.

I haven't been involved in the Keepmoat application as Arup are dealing with those applications on behalf of NLC.

However, happy to attend a meeting with everyone on my return.

Tan

Tanya Coggon | Principal Planning Officer

* Church Square House, 30-40 High Street, Scunthorpe, DN15 6NL

From: Brindley Axe <[REDACTED]>

Sent: Wednesday, May 22, 2024 11:19 AM

To: Alison Williams <[REDACTED]>; Tanya Coggon <[REDACTED]>

Subject: Southern Junction - PA/2017/1386.

Good Morning Alison/Tanya,

The council have now awarded a contract to Esh for construction of the Southern Junction PA/2017/1386 – with an onsite start planned 28 June 2024.

Within their tender price, as advised by Alison they have included the following:

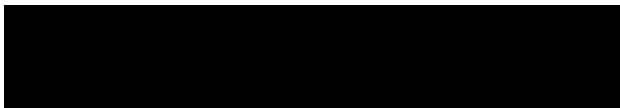
- Archaeological watching brief required as Planning Condition 21.
- And any works required/incomplete from Phase 1 and 2 of the Geoarchaeological Assessment.

I understand that under Keepmoat homes application PA/2023/1124 they have undertaken further archaeological works, assessments and trails, would you be able to inform whether this work overlaps with the conditions of 2017/1386 and whether Phase 1 and 2 Assessment requirements are reduced.

Would it be useful to arrange a meeting between yourselves and Esh's archaeologists (AOC) to establish what requirements are outstanding?

Kind Regards,
Brindley Axe

Investment and Delivery Officer | Communities



North Lincolnshire Council, Church Square House, 30 – 40 High Street, Scunthorpe, DN15 6NL
Standard Working Hours: Monday - Thursday 9 - 5pm, Friday 9 - 4.30pm



**Funded by
UK Government**



Brindley Axe

From: Alison Williams
Sent: 28 February 2025 09:55
To: Brindley Axe; Virgil Yendell
Cc: Stephen Potten; Fredy Siewe; Matthew Roulson
Subject: Re: 3827-SC010 payment certificate 003 Aug-24


Morning Brin


Thank you for copying me in. I am comfortable with this approach, as Virgil has suggested the results of this first analysis report may warrant publication prior to any further works and completion of the full scheme by another developer at some point in the future. As I understand it from the email trail, contingency for such publication, if appropriate, was included in AOC's estimated costs and would be provided for in this current programme.

Regards,
Alison

My Development Management/Planning days are Monday to Thursday; please quote the planning application number or reference in the subject heading.

Alison Williams
Historic Environment Officer | Place | Communities

 01724 297000

 North Lincolnshire Council, Church Square House, 30 – 40 High Street, Scunthorpe, DN15 6NL

From: Brindley Axe <[REDACTED]>
Sent: 27 February 2025 2:46 PM
To: Virgil Yendell <[REDACTED]>
Cc: Alison Williams <[REDACTED]>; Stephen Potten <[REDACTED]>; Fredy Siewe <[REDACTED]>; Matthew Roulson <[REDACTED]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Virgil,

As discussed and agreed over the phone this afternoon it seems most pragmatic approach is as follows:

- AOC to complete Phase 1 assessment and Phase 2 analysis based on their current fieldwork and samples taken, ensuring these are not lost or unusable.
- AOC to complete analysis report based on the above which can later be integrated into a wider published report to satisfy the condition/WSI in full.

Hope this reflects our conversation, any corrections or further recommendation please feel free to raise.

Alison, I hope you are comfortable with this approach, please raise if any issue. Virgil has also suggested may wish to publish the smaller report, based on the unknown phasing of the wider site this may be useful?

Maltgrade/Keepmoat Homes will still have to comply with the WSI and planning conditions associated with the works in the same way in which this phase has done so and then should complete the full published report. I will recommend to Maltgrade/Keepmoat Homes that they should engage with AOC to ensure continuity and efficiencies when they undertake the other works under the application, however of course I cannot do anything more than recommend.

Kind Regards,
Brindley Axe

Investment and Delivery Officer | Communities



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From: Matthew Roulson [redacted]
Sent: 27 February 2025 13:57
To: Virgil Yendell <[redacted]>; Stephen Potten <[redacted]>;
Fredy Siewe <[redacted]>; Brindley Axe <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

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Hi Virgil

I have copied in the NLC client representative so that we can expedite the matter for programming purposes.

[@Brindley Axe - North Lincolnshire Council](#) [redacted] can you please confirm how you would like Esh/AOC to proceed with the post excavation work?

Thank you all.

Matthew Roulson
Senior Quantity Surveyor
Esh Civils



From: Virgil Yendell [redacted]
Sent: 27 February 2025 13:50
To: Matthew Roulson [redacted]; Stephen Potten
[redacted]; Fredy Siewe <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

Just following up the discussions from last week and looking for some clarity concerning the geoarchaeological work. You have provided a PO for the work if you would like us to hold off on starting the work can you confirm that, and also when a decision on this may be forthcoming?

Best wishes

Virgil

Virgil Yendell, MCIFA
Head of Geoarchaeology
Associate Director



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From: Virgil Yendell [REDACTED]
Sent: Wednesday, 19 February 2025 17:33
To: Matthew Roulson [REDACTED] Stephen Potten
[REDACTED]; Fredy Siewe [REDACTED]
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

Just to confirm with more clarity.

The planning condition PA/2017/1386 was prepared by North Lincs Council. We did prepare a Written scheme of Investigation (WSI, Dec 2021) which set out our ongoing strategy to fulfil the conditions within PA/2017/1386. The proposed post-excavation work covered by purchase order 3827-SC010 would complete the strategies set out in our WSI. This includes publication and archiving, with nothing outstanding. As far as we are aware this would meet the archaeological conditions (no. 21, 22, 23, and 24) of PA/2017/1386.

When the developer takes over, I assume we would still be invoicing ESH for the proposed post-excavation work and not the developer?

Best wishes

Virgil

Virgil Yendell, MCIFA
Head of Geoarchaeology
Associate Director



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From: Matthew Roulson <[REDACTED]>
Sent: Wednesday, 19 February 2025 16:49
To: Virgil Yendell <[REDACTED]>; Stephen Potten
[REDACTED]; Fredy Siewe [REDACTED]
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

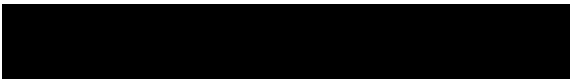
Thanks Virgl

North Lincs are asking if the works outlined in your email satisfy the current planning conditions (which I think you assisted in producing?).

They're satisfied that we have our 3827 order in place, but are seeking confirmation that following works under this order there is nothing further required from yourselves to satisfy planning? They are seeking clarity on anything further that might be required once we leave the site and the developer takes over.

If you could confirm please, much appreciated.

Matthew Roulson
Senior Quantity Surveyor
Esh Civils



From: Virgil Yendell [REDACTED]
Sent: 19 February 2025 16:07
To: Matthew Roulson [REDACTED]; Stephen Potten
[REDACTED]; Fredy Siewe [REDACTED]
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

After confirming with Stephen, we can confirm the purchase order 3827-SC010 covered the completed Watching Brief work and covers the proposed post-excavation work (detailed below).

- Estimated costs for Phase 1 Geoarchaeological Post-excavation Assessment
- Estimated costs for Phase 2 Geoarchaeological Post-excavation Analysis

- Contingency for Publication and Archiving (Estimate)

The costs are an estimate, but I don't anticipate much risk of them rising. Even so we will confirm that at the start of the 3 stages detailed above.

On completion of the proposed post-excavation work detailed above we know of no other outstanding work in relation to our involvement of the project.

I know there were a lot of questions concerning the post-excavation work, so we held off chasing an official go ahead from yourselves. But just to confirm, are you happy for us to commence the post excavation? If so, we will provide a proposed invoicing and completion schedule for these final elements.

Best wishes

Virgil

Virgil Yendell, MCIFA
Head of Geoarchaeology
Associate Director



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From: Matthew Roulson <[redacted]>
Sent: Monday, 17 February 2025 22:05
To: Virgil Yendell <[redacted]>; Stephen Potten <[redacted]>; Fredy Siewe <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Virgil / Stephen

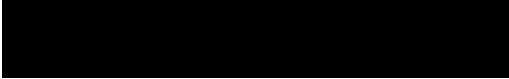
Please see below from North Lincs Council:

Could you please ask AOC to provide a narrative/note as to what they feel will be outstanding in relation to discharging the Planning condition beyond the works commissioned through their contract to you/the Southern junction contract. Considering the Phase 1 and 2 analysis bring completed.

Can you please review and confirm back at your earliest convenience? Basically what will be left after the works you are undertaking through your contract with Esh?

Cheers

Matthew Roulson
Senior Quantity Surveyor
Esh Civils



From: Virgil Yendell <[redacted]>
Sent: 04 February 2025 10:56
To: Matthew Roulson <[redacted]>; Stephen Potten <[redacted]>; Fredy Siewe <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

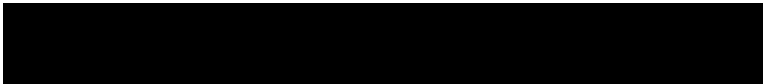
Just checking my records and I'm not sure if Stephen got back to you separately on this, but just to confirm – samples were taken as part of earlier geoarchaeological borehole evaluations (52033) to do with earlier phases of this development. The figure attached shows the locations of the boreholes and the red line we had at the time. The recommended work focuses on BH1 predominantly but also includes some elements on 2 and 3. Even if these aren't within your current redline, I think there will still be an expectation by the council's Local Planning Archaeologist (LPA) that it needs to be done in order to mitigate the development. But we are happy to discuss further with yourselves or the LPA.

If the above info had already been passed on to you, do you have any idea when this work would be moving forward?

Best wishes

Virgil

Virgil Yendell, MCFIA
Head of Geoarchaeology
Associate Director



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From: Matthew Roulson <[REDACTED]>
Sent: Wednesday, 13 November 2024 16:49
To: Stephen Potten <[REDACTED]>; Fredy Siewe <[REDACTED]>;
Virgil Yendell <[REDACTED]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Stephen

I wasn't aware of samples being taken since we set up our site boundary, when you refer to site boundary do you mean our site works (which you have provided a watching brief for), or are you referring to the wider Lincolnshire Lakes site?

Cheers

Matthew Roulson
Senior Quantity Surveyor
Esh Civils

[REDACTED]

From: Stephen Potten <[REDACTED]>
Sent: 13 November 2024 16:46
To: Matthew Roulson <[REDACTED]>; Fredy Siewe <[REDACTED]>; Virgil
Yendell <[REDACTED]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

The assessment and analysis work will focus on samples taken as part of the project and within the site boundary. However, we are required to see how this work contributes to existing knowledge and to place the assessment and analysis results within a wider context for a better interpretation; for this, we will use freely available data from outside of the site to add and compare to the data from within the site.

I hope this helps.

Kind regards

Stephen

[Stephen Potten](#)

Operations Manager, York

[REDACTED]



From: Matthew Roulson <[REDACTED]>
Sent: 11 November 2024 23:36
To: Stephen Potten <[REDACTED]>; Fredy Siewe <[REDACTED]>; Virgil Yendell <[REDACTED]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Thanks Stephen

The only remaining question they have is what AOC's interpretation of the site boundary is?

I think they want to understand whether your work is specific to our construction site boundary, or the wider area (that is subject to further development for housebuilding purposes).

Cheers

Matthew Roulson
Senior Quantity Surveyor
Esh Civils



From: Stephen Potten <[REDACTED]>
Sent: 05 November 2024 14:40
To: Matthew Roulson <[REDACTED]>; Fredy Siewe <[REDACTED]>; Virgil Yendell <[REDACTED]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

I've now discussed this with our geoarchaeology team and they have provided the below responses to your client's queries:

- Phase 1 is an assessment to establish the chronology through initial processing of bulk samples for plant macrofossils suitable for radiocarbon dating, then dating 5 of the macrofossils, and producing a short report update on the results.
- Phase 2 is detailed analysis. This involves up to 27 pollen and microfossil samples (e.g. diatoms, ostracods), further plant macrofossil work, and 2 more radiocarbon dates. The results would be integrated with an updated deposit model for the site boundary and at least a 1km area around the site to provide a landscape and archaeological context.
- The publication and archive cost includes production and publication of an article of 3-6k words with up to 10 figures and illustration depicting the deposit models and landscape reconstructions for a regional journal or venue like Internet Archaeology. Alternatively, the same costs could be used to produce an online interactive publication. But the best approach

in this respect can be decided and discussed after the results are known. The archiving will include the specialist reports and deposit model data set.

Kind regards

Stephen

[Stephen Potten](#)

Operations Manager, York



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From: Matthew Roulson <[redacted]>
Sent: 29 October 2024 13:11
To: Stephen Potten <[redacted]>; Fredy Siewe <[redacted]>; Virgil Yendell <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Stephen

I'm not objecting to the requirement for post-excavation works as outlined in the BOQ, but would appreciate if you could review and respond to the 3 bullet points in the attached email, as these have come from our client (North Lincs Council) and are more specific to the content of these items, as opposed to the principle of their requirement.

Your order includes reporting post-fieldwork, so the existing 3827-SC010 can be used for invoicing purposes.

Thanks in advance

Matthew Roulson
Senior Quantity Surveyor
Esh Civils



From: Stephen Potten <[redacted]>
Sent: 29 October 2024 09:16
To: Matthew Roulson <[redacted]>; Fredy Siewe <[redacted]>; Virgil Yendell <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Hi Matthew,

Please accept my apologies for the delay with this.

I have discussed this with our Head of Geoarchaeology, and the post-excavation works outlined in our Bill of Quantities are still required to meet the terms of the planning condition.

Now that the fieldwork is completed, we will programme in the post-excavation works, including a report on the results of the watching brief and the geoarchaeological analysis.

Can you please confirm that this work will be invoiced under the current Purchase Order?

Kind regards

Stephen

Stephen Potten

Operations Manager, York



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From: Matthew Roulson <[redacted]>
Sent: 13 October 2024 22:34
To: Fredy Siewe <[redacted]>; AOC Archaeology - Sales <[redacted]>
Cc: Stephen Potten <[redacted]>
Subject: RE: 3827-SC010 payment certificate 003 Aug-24

Still need to chase that outstanding email query...

Matthew Roulson
Senior Quantity Surveyor
Esh Civils



North East & Tees Valley

Esh House, Bowburn North Industrial Estate,
Bowburn, Durham, DH6 5PF

Yorkshire & The Humber

Ground Floor, Unit 4 Colton Mill,
Bullerthorpe Lane, Colton, LS15 9JN

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From: Fredy Siewe [REDACTED]

Sent: 11 October 2024 12:17

To: AOC Archaeology - Sales [REDACTED]

[REDACTED]

Subject: 3827-SC010 payment certificate 003 Aug-24

Hi Ilona,

Please find attached for your attention 3827-SC010 payment certificate 003 for the period Sept-24 on M181 Southern Roundabout.

Thanks,

Fredy Siewe

Trainee Quantity Surveyor
Esh Civils



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