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**From:** Natalie Greig [REDACTED]  
**Sent:** 12 February 2019 15:32  
**To:** Martin Mason, Strategic Development Engineer  
**Cc:** Sarah Simpson; Alan Lindsay, Transportation Planning and Infrastructure Manager; Simon Cairns; Rob Lee 2; [REDACTED]; Ben Wrighton; Alistair Day  
**Subject:** Re: St Botolphs

I'm confused, this is all rather protracted.

Why would a separate planning application be required for the use of a road that is at present already used by two way movements?

Natalie Greig  
Development Manager  
[REDACTED] ments  
[REDACTED]  
Sent from my iPhone

On 12 Feb 2019, at 15:27, Martin Mason, Strategic Development Engineer <[REDACTED]> wrote:

Hi Natalie,

Thanks for your email.

I haven't agreed to its use, rather Sarah and I discussed it's use during our site meeting towards the end of last year and we left it that Sarah would draw something up for my consideration – we spoke about the possibility of having a raised table at the Queen Street/Culver Street East junction. However, as part of the overall Queen Street/St. Botolph's Street public realm improvements, it's likely a 25mm upstand kerb rather than a full height kerb would be used and therefore it's not possible to introduce a raised table at the above location.

Simon/Alistair – please can you confirm whether a further planning application would be required for the use of the gap between 13-15 Queen Street.

Thanks

Martin

**Martin Mason**  
**Strategic Development Engineer**  
**Transportation and Smarter Travel**  
Essex County Council | [REDACTED]

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**From:** Natalie Greig <[REDACTED]>  
**Sent:** 12 February 2019 15:06  
**To:** Martin Mason, Strategic Development Engineer [REDACTED]  
**Cc:** Sarah Simpson <[REDACTED]>; Alan Lindsay, Transportation Planning and Infrastructure Manager [REDACTED]; Simon Cairns [REDACTED]; Rob Lee 2 [REDACTED]; Catriona Fraser [REDACTED]; Ben Wrighton [REDACTED]; Alistair Day [REDACTED]

[REDACTED]  
**Subject:** Re: St Botolphs

Hello Martin

I don't believe we have covered the gap in buildings 13-15 Queen Street as this is not part of our planning application.

However, I note you have confirmed to Sarah that we (Alumno/CBC) are able to put this forward as an egress for rights of way vehicles to the north of the site. We will be starting to speak with all rights holders in the coming days/weeks so it is imperative that this has been agreed.

Best wishes

Natalie

Natalie Greig  
Development Manager  
Alumno Developments  
[REDACTED]

Sent from my iPhone

On 12 Feb 2019, at 14:48, Martin Mason, Strategic Development Engineer  
[REDACTED] wrote:

Hi Sarah,

Please can you also confirm the planning application does not include use of the gap between 13 and 15 Queen Street.

I note it doesn't form part of the application red line.

To enable me to recommend, I need to be able to include a note that I have based my assessment of the application on the assumption it does not include use of the gap.

Thanks

Martin

**Martin Mason**  
**Strategic Development Engineer**  
**Transportation and Smarter Travel**

Essex County Council | [REDACTED]  
email: [REDACTED]

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**From:** Martin Mason, Strategic Development Engineer

**Sent:** 12 February 2019 13:48

**To:** 'Sarah Simpson' [REDACTED]

**Cc:** Natalie Greig [REDACTED]

[REDACTED] >; Alan Lindsay, Transportation Planning and  
Infrastructure Manager [REDACTED] >; Simon Cairns

[REDACTED] >; Rob Lee 2

<[REDACTED]>; Catriona Fraser ([REDACTED])

[REDACTED]; Ben Wrighton [REDACTED]

Alistair Day [REDACTED]

**Subject:** RE: St Botolphs

Hi Sarah,

Thanks for your email and supplying what you believe to be the latest layout.

The bollards as shown are a problem for me, which I'll need resolved before I'm able to recommend.

They will either need to be deleted from the proposal or positioned such that were a vehicle to inadvertently enter the site access, it would be possible for it to turn round and re-enter the highway in forward gear.

Thanks

Martin

**Martin Mason**  
**Strategic Development Engineer**  
**Transportation and Smarter Travel**

Essex County Council | [REDACTED]  
[REDACTED]

---

**From:** Sarah Simpson [REDACTED]

**Sent:** 12 February 2019 12:30

**To:** Martin Mason, Strategic Development Engineer [REDACTED]

**Cc:** Natalie Greig [REDACTED]

<[REDACTED]>; Alan Lindsay, Transportation Planning and Infrastructure Manager [REDACTED]; Simon Cairns

[REDACTED]; Rob Lee 2

[REDACTED]; Catriona Fraser [REDACTED]

[REDACTED]; Ben Wrighton [REDACTED]

Alistair Day [REDACTED]

**Subject:** RE: St Botolphs

Hi Martin

Thanks for coming back to me on this, and for the update on the condition that can be agreed.

Not sure where the layout got to – please see attached.

Sarah

**Sarah Simpson BA(Hons) MSc(Eng) CEng MCIHT**  
**Transport Planning Director, Royal HaskoningDHV**

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**From:** Martin Mason, Strategic Development Engineer

[REDACTED]

**Sent:** 12 February 2019 09:11

**To:** Sarah Simpson [REDACTED]

**Cc:** Natalie Greig ([REDACTED])

<[REDACTED]>; Alan Lindsay, Transportation Planning and Infrastructure Manager [REDACTED] Simon Cairns  
[REDACTED] <[REDACTED]>; Rob Lee 2  
[REDACTED] Catriona Fraser [REDACTED]  
[REDACTED]; Ben Wrighton [REDACTED]  
Alistair Day [REDACTED]  
**Subject:** RE: St Botolphs

Hi Sarah,

I've heard from Alistair and it's all good to agreeing and completing a scheme prior to occupation.

Which just leaves the last remaining highway issue, which is the bollards.

As we spoke about yesterday, please can you send me the latest layout showing them and I'll go from there.

Thanks

Martin

**Martin Mason**  
**Strategic Development Engineer**  
**Transportation and Smarter Travel**

Essex County Council | [REDACTED]  
email: [REDACTED]

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**From:** Sarah Simpson [REDACTED]  
**Sent:** 11 February 2019 15:11  
**To:** Martin Mason, Strategic Development Engineer [REDACTED]  
**Cc:** Natalie Greig [REDACTED]  
[REDACTED] Alan Lindsay, Transportation Planning and Infrastructure Manager [REDACTED]; Simon Cairns  
([REDACTED]) <[REDACTED]>; Rob Lee 2  
[REDACTED]; Catriona Fraser [REDACTED]  
[REDACTED]; Ben Wrighton [REDACTED]  
Alistair Day [REDACTED]  
**Subject:** RE: St Botolphs

Thanks Martin, look forward to hearing from you once you have spoken,

Sarah

**Sarah Simpson BA(Hons) MSc(Eng) CEng MCIHT**  
**Transport Planning Director, Royal HaskoningDHV**

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**From:** Martin Mason, Strategic Development Engineer  
[REDACTED]  
**Sent:** 11 February 2019 14:22  
**To:** Sarah Simpson [REDACTED]  
**Cc:** Natalie Greig [REDACTED]  
[REDACTED]; Alan Lindsay, Transportation Planning and Infrastructure Manager [REDACTED]; Simon Cairns

[redacted] >; Rob Lee 2  
<[redacted]; Catriona Fraser [redacted]  
<[redacted] Ben Wrighton <[redacted]  
Alistair Day <[redacted]  
**Subject:** RE: St Botolphs

Hi Sarah,

Further to our phone conversation of this morning, Alistair's voicemail confirms he is out of the office until 13<sup>th</sup> February and so I've dropped him an email asking that he contacts me ASAP.

Thanks

Martin

**Martin Mason**  
**Strategic Development Engineer**  
**Transportation and Smarter Travel**

Essex County Council | [redacted]  
email: [redacted]

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**From:** Sarah Simpson [redacted]  
**Sent:** 11 February 2019 09:42  
**To:** Martin Mason, Strategic Development Engineer [redacted]  
**Cc:** Natalie Greig [redacted]  
<[redacted]>; Alan Lindsay, Transportation Planning and  
Infrastructure Manager [redacted]>; Simon Cairns  
([redacted]) [redacted]>; Rob Lee 2  
[redacted]; Catriona Fraser [redacted]  
[redacted]; Ben Wrighton [redacted]  
Alistair Day [redacted]  
**Subject:** RE: St Botolphs

Morning Martin

I am really surprised to hear this, given the pre-app dialogue, the comprehensive walk over we held with multiple highways officers, and the incorporation of all of the highway authority's comments and changes to date. That there remains sufficient doubt over this to call the principle of the works into question at this late stage is hugely disappointing.

I've tried calling you this morning on your landline and mobile so you will find voicemails on both. Given that the committee report needs to be completed by Thursday, we are anxious to resolve this. My diary however is fully committed tomorrow and Wednesday making a meeting prior to Thursday impossible. Please could you call me on my mobile as soon as possible to discuss? [redacted]

Thanks  
Sarah

**Sarah Simpson BA(Hons) MSc(Eng) CEng MCIHT**  
**Transport Planning Director, Royal HaskoningDHV**

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**From:** Martin Mason, Strategic Development Engineer  
[REDACTED]

**Sent:** 10 February 2019 11:23

**To:** Sarah Simpson [REDACTED]

**Cc:** Natalie Greig [REDACTED]

[REDACTED] >; Alan Lindsay, Transportation Planning and  
Infrastructure Manager [REDACTED]; Simon Cairns

[REDACTED] <[REDACTED]>; Rob Lee 2

<[REDACTED]>; Catriona Fraser [REDACTED]

[REDACTED] >; Ben Wrighton [REDACTED]

Alistair Day [REDACTED]

**Subject:** Re: St Botolphs

Hi Sarah,

Thanks for your email.

It's more than finessing in that now I've received more information, we have a number of in principle concerns, which need to be resolved before I'm able to provide Alistair with a positive recommendation.

As I say, we think there is a workable scheme, hence my suggestion of a pre-commencement condition. I'm aware planning is trying to move away from these but they can be applied if agreed with the applicant.

However, if this not something you'd like to pursue then we probably need to meet again as soon as possible and so with this in mind, please can you let me have your availability for the forthcoming week and the following one.

Thanks Sarah.

Martin

**Martin Mason**

**Strategic Development Engineer**

**Transportation, Planning and Development**

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**From:** Sarah Simpson [REDACTED]  
**Sent:** 08 February 2019 07:45  
**To:** Martin Mason, Strategic Development Engineer; Alistair Day  
**Cc:** Natalie Greig [REDACTED]; Alan Lindsay, Transportation Planning and Infrastructure Manager; Simon Cairns [REDACTED]; Rob Lee 2; Catriona Fraser [REDACTED]; Ben Wrighton [REDACTED]  
**Subject:** RE: St Botolphs

Morning Martin

Good to hear from you, and encouraging that the authority is content with the principle of the proposals notwithstanding the usual finessing necessary to take this through technical approval and a finalised s278 legal agreement in due course.

As commencing the development itself is not contingent on the s278 works being delivered (plus the move away from pre-commencement conditions over recent years) it would be preferable to secure implementation of these works through a pre-occupation condition in the usual way. We would then have time within the programme to take these proposals from the current concept stage, through to detail and technical approval, through the relevant formal channels at the authority, without unnecessarily delaying any of the non-dependent build elements.

Thanks

Sarah

**Sarah Simpson BA(Hons) MSc(Eng) CEng MCIHT**  
**Transport Planning Director, Royal HaskoningDHV**

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**From:** Martin Mason, Strategic Development Engineer [REDACTED]  
**Sent:** 07 February 2019 21:21  
**To:** Sarah Simpson [REDACTED]; Alistair Day [REDACTED]  
**Cc:** Natalie Greig [REDACTED]; Alan Lindsay, Transportation Planning and Infrastructure Manager [REDACTED] Simon Cairns [REDACTED]; Rob Lee 2 [REDACTED]  
**Subject:** Re: St Botolphs

Hi Sarah,

I hope this email finds you well.

I have discussed at length your latest submission regarding Queen Street with a colleague who would oversee implementation of the works under a S278 agreement and we still have some concerns which we'd like to discuss with you as soon as possible.

We think there is a way forward in terms of there being a deliverable scheme however I think time is running out in terms of the planning application being considered by committee and therefore would you be comfortable with a pre-commencement planning condition, which would require the details of a public realm scheme similar to that shown to date to be submitted to and agreed in writing by the Local Planning Authority prior to commencement of the development, with the development being completed in accordance with the agreed details to the satisfaction of the Local Planning Authority prior to occupation of the development.

Alistair - do you have a view on my suggested way forward?

Thanks both.

Martin

**Martin Mason**

**Strategic Development Engineer**

**Transportation, Planning and Development**

Essex County Council | [REDACTED]  
[REDACTED]

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**From:** Martin Mason, Strategic Development Engineer

**Sent:** 29 January 2019 16:36

**To:** Sarah Simpson

**Cc:** Natalie Greig [REDACTED] Alan Lindsay, Transportation Planning and Infrastructure Manager; Alistair Day; Simon Cairns

[REDACTED] Matthew Bradley, Strategic Development Manager (North)

**Subject:** RE: St Botolphs

Hi Sarah,

Thanks for your email.



I'm hoping to find time this week to review your latest submission.

I'm also hoping all is well and that I can submit a recommendation to Colchester Borough Council but as Natalie will no doubt be able to tell you, these kind of projects are "notoriously difficult so tread carefully" .....

Thanks again.

Martin

**Martin Mason**  
**Strategic Development Engineer**  
**Transportation and Smarter Travel**

Essex County Council | [REDACTED]  
email: [REDACTED]

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**From:** Sarah Simpson [REDACTED]  
**Sent:** 29 January 2019 12:42  
**To:** Martin Mason, Strategic Development Engineer  
**Subject:** St Botolphs

Hi Martin

Just a quick line as I don't seem to have any joy in reaching you by phone. I wanted to check that you now have all the information you need on the St Botolph's project, and whether there was any outstanding information needed, or if you had any final queries that I could help address in advance?

Thanks  
Sarah

**Sarah Simpson BA(Hons) MSc(Eng) CEng MCIHT**  
**Transport Planning Director, Transport UK**

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