Natalie Greig From: 12 February 2019 16:06 Sent: Martin Mason, Strategic Development Engineer To: Sarah Simpson; Alan Lindsay, Transportation Planning and Infrastructure Manager; Cc: Simon Cairns; Rob Lee 2; ; Ben Wrighton; Alistair Day Re: St Botolphs Subject: Ok thanks Martin I thought ECC required a say and that is the reason you last met with Sarah on site, she carried out a further safety audit and tweaked the highways works to ensure safe egress was possible from a highways perspective? Best wishes Natalie **Natalie Greig Development Manager Alumno Developments** Sent from my iPhone On 12 Feb 2019, at 15:38, Martin Mason, Strategic Development Engineer < Hi Natalie. That's exactly why I'm asking Simon and Alistair to confirm whether a further planning application is needed, because if it's not, I'm not sure ECC or CBC has the ability to stop or restrict its use. **Thanks** Martin **Martin Mason Strategic Development Engineer Transportation and Smarter Travel** Essex County Council | From: Natalie Greig < **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

Subject: Re: St Botolphs

I'm confused, this is all rather protracted.

; Alistair Day

; Catriona Fraser ; Ben Wrighton 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
Alumno Developments

Sent from my iPhone

On 12 Feb 2019, at 15:27, Martin Mason, Strategic Development Engineer < 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.

<u>Simon/Alistair</u> – 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 | email: From: Natalie Greig

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

Sent from my iPhone

On 12 Feb 2019, at 14:48, Martin Mason, Strategic Development Engineer 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

Essex County Council |

Martin Mason
Strategic Development Engineer
Transportation and Smarter Travel

email:

From: Martin Mason, Strategic Development Engineer Sent: 12 February 2019 13:48

To: 'Sarah Simpson' <

Cc: Natalie Greig ; Alan Lindsay, Transportation Planning and Infrastructure Manager

Simon Cairns ; Rob Lee 2 ; Catriona Fraser ; Ben

Wrighton < >; Alistair Day

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 Trave

Transportation and Smarter Travel

Essex County Council | email:

From: Sarah Simpson
Sent: 12 February 2019 12:30

To: Martin Mason, Strategic Development Engineer

Cc: Natalie Greig

; Alan Lindsay, Transportation

Planning and Infrastructure Manager

Simon Cairns

; Rob Lee 2

; Catriona Fraser

Wrighton
; Alistair Day

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

From: Martin Mason, Strategic Development Engineer

Sent: 12 February 2019 09:11

To: Sarah Simpson



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

email:

Martin Mason
Strategic Development Engineer
Transportation and Smarter Travel
Essex County Council | t

From: Sarah Simpson
Sent: 11 February 2019 15:11
To: Martin Mason, Strategic Development Engineer

Cc: Natalie Greig

; Alan Lindsay, Transportation

Planning and Infrastructure Manager

Simon Cairns

; Rob Lee 2

Catriona Fraser

; Ben

Wrighton <

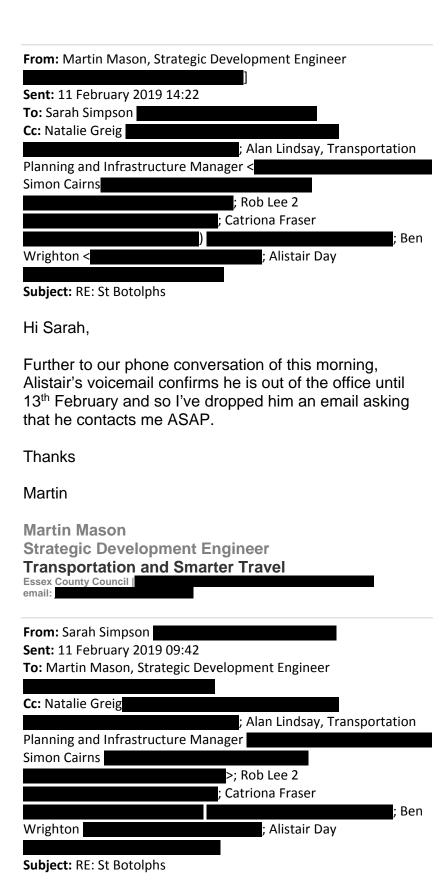
; Alistair Day

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



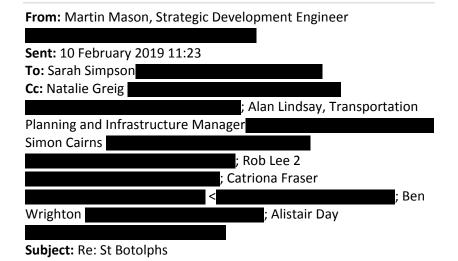
Morning Martin

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?

Thanks Sarah

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



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 Thanks Sarah. Martin **Martin Mason Strategic Development Engineer Transportation, Planning and Development** Essex County Council | From: Sarah Simpson Sent: 08 February 2019 07:45 To: Martin Mason, Strategic Development Engineer; Alistair Day Cc: Natalie Greig Alan Lindsay, Transportation Planning and Infrastructure Manager; Simon Cairns ; Rob Lee 2; Catriona Fraser ; Ben Wrighton 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 precommencement conditions over recent years) it would be preferable to secure implementation of these works through a preoccupation 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**

availability for the forthcoming week and the following

one.

Transport Planning Director, Royal HaskoningDHV

Sarah Simpson BA(Hons) MSc(Eng) CEng MCIHT

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

From: Martin Mason, Strategic Development Engineer Sent: 29 January 2019 16:36 To: Sarah Simpson Cc: Natalie Greig (); Alan Lindsay, Transportation Planning and Infrastructure Manager; Alistair Day; Simon Cairns (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 email

Hi Martin

Subject: St Botolphs

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

To: Martin Mason, Strategic Development Engineer

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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