

Byrne, Richard

From: Hannah Guy <[REDACTED]>
Sent: 14 June 2021 16:27
To: Byrne, Richard
Subject: Frampton Middlegate - RM planning conditions Ref: B/18/0039/CD1
Attachments: MA10968-203-5 - FW Pumping Station - Elevations of Enclosure - hg.pdf; POS delivery - Frampton.pdf

Good afternoon Ricard,

I just wanted to update you on a planning conditions as set out above.....You will see the noted below and my commentary in RED, against your summaries.

I have attached the requested additional information or commentary for:

- C 2 – Landscape buffer aftercare incorporated in to each of the plots as effected.
- C 3 – Play equipment – When plan is ready HG will forward over to BBC.
- C 4 – Pump station – detail attached.
- C 5 – Garage doors – a commentary added
- C 7 – Landscaping implementation – HG added a note on this, attached.
- C 8 – Await to see the Play equipment providers comments and Report will be amended.

Trust this of assistance in the meantime.

Hannah



Hannah Guy
Planning Manager

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From: Danielle Martin [REDACTED] >
Sent: 10 June 2021 16:36
To: Hannah Guy [REDACTED] >
Cc: Jacob Evans [REDACTED] >
Subject: RE: Frampton Middlegate

Hi Hannah,

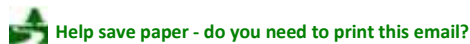
Please see my updates on your original email in blue.

Thanks,



Danielle Martin
Technical Co-ordinator

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From: Hannah Guy [REDACTED]
Sent: 09 June 2021 14:51
To: Jacob Evans [REDACTED]; Danielle Martin [REDACTED]
Subject: Frampton Middlegate

So leading on from my little chaser yesaday.....I have a more comprehensive break down – I've highlighted in RED what I think is needed....

Condition 2 (Landscaping buffer)

- Drawing 7343-L-110 – received 11 February 2021

We seem to be missing the 5 year aftercare plan to accompany the drawing. Could you provide this information please. I have confirmed with conveyancing lawyers that we will put a condition/clause on the properties that they cannot remove the buffer planting from their gardens for at least 5 years and must maintain it for 5 years.

Condition 3 (Play equipment)

J09 – Balancing
J3836C – Diabolo
J472 - Swings
J474 – Swings
J839 – Spring Rider

Although we have Drg No. 1812.21019 – ‘Layout Drawing’ and J2400 – Roundabout’ I believe you mentioned in your e-mail (11 August) that you would look into specific accessible equipment for disabled groups

Could you provide an update please. If there are any changes can you provide me with plans please so they can be considered and supersede the originals etc.

I can confirm that we are happy to make the changes to the play equipment and am in discussion with Proludic about getting their designs updated. I have asked them to make the following changes:

- Swap the spinning gyro for a floor mounted wheelchair accessible roundabout.
- Swap the two current swing sets (one with a double toddler seat and one with a double standard seat) to be one combined swing set (one toddler and one standard seat) and one basket swing set.
- Add in a bench and bin, although this wasn't requested above we noticed that this is missing and is something we normally provide.

As soon as they are available, I will copy them to you.

Condition 4 (Pump station)

MA10953-605 6 Pump Station Details
MA10953-605 7 Pump Station Details
MA10953-605 8 Pump Station Details
MA10953-605 9 Pump Station Details

I am a little confused of the appearance of the pump station as the majority of drawings are in plan form. I guess from the drawing annotations it will be some sort of steel enclosure around the equipment and a boundary treatment to be agreed with Anglian Water. To clarify the appearance could you send me elevation drawings and details of how the site is enclosed please. If drawings are not possible I will at the very least need a clear description of the exterior to accompany the plans.

We do not have any elevations for this site specifically, but I have attached a copy of the Fernwood elevations as an example. All of our pumping station compounds are built to the same standard detail with a 1.8m brick wall enclosing the space and a set of metal lockable gates for vehicle access.

Details are attached.

Condition 5 (garages elevations)

I note Drg No. L000/DSG/04/P has been submitted. I assume this is a typical example showing an access door between the garage and the external area within a plot. Although there isn't a site plan showing that each garage can be accessed directly from the plot can you confirm by return this will be the case. Admittedly it is not always practical for a door to always be to the rear as shown on the drawing but confirmation that it will be either on the side or rear of the garage serving each plot will support the drawing. Any plots needing a personnel door, it will always be installed to the side or rear elevation so that they open into the enclosed garden.

Condition 7 (timetable for soft landscaping, phasing and completion)

Unfortunately I am struggling a little with the information that has been submitted and if it would satisfy the condition. The content of the external works specification which has been submitted reads more like the actions of a management plan, it doesn't set out phasing, when planting would commence, or when completed. I believe I asked the question a while back when I sent my original set of comments (18 June 2020).

The condition requires a timetable for the landscaping, phasing and completion in accordance with the approved plans. Although I was not the original case officer I guess the original condition, given the size of the development, was to ensure that landscaping closely follows the building of each phase for completeness and not to all left to the final stage. This would also incorporate the landscape buffer required by condition 2.

I accept there will be periods of time where planting is not possible (due to the inclement weather or inappropriate time to plant due to the growing season). However, the timetable should account for these periods and intertwine so the development can continue and the planting to follow suit i.e. implemented before the next growing season for example.

I will therefore require the information to consider and for the discharge of the condition. **Attached**

Condition 8 (Management plan)

I understand you were going to ask your consultant to amend the plan and send in a revised document to address the below. I can't seem to locate it could you send again please.

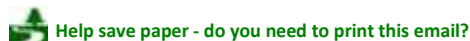
"...In relation to the Landscape Management Plan (February 2020). Play Area inspections are proposed on the plan for an annual inspection. This is not sufficient. Play equipment should be inspected weekly, with a more detailed inspection monthly and an annual inspection. Developer should show how the play equipment will be continually inspected and defects or damage rectified.

Before we make any amendments to this though I have asked Proludic for their opinion on how often they recommend the play area is inspected. I will respond when I have heard back.



Hannah Guy
Planning Manager

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