

**Carl Stott**

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**From:** Carl Stott  
**Sent:** 10 February 2022 15:54  
**To:** 'Mark Pickrell'  
**Subject:** RE: Leconfield Road, Nanpantan - P/20/2199/2  
**Attachments:** RE: Leconfield Road, Nanpantan (P/20/2199/2); RE: P/20/2199/2 - comments; Official Copy (Plan) - LT375628 (002).pdf; Insideland Screenshots - Helen Jean Cope Trust Ownership Leconfield Road Loughborough (002).pdf; Annexure 5 - Highways Authority Plan (002).pdf

Mark

Thank you for your email.

It is unfortunate that documents previously submitted appear to have fallen into a black hole, which I can only put down to communications with the previous two case officers, prior to your own involvement. As I mentioned earlier this week when we spoke, the amendments to the ADC1905-DR-100 Rev P5 Access Arrangement drawing, the Transport Statement and the Flood Risk Assessment/Drainage Strategy Report were effectively limited to cosmetics, namely that they were updated so the associated drawings showed the updated Rev F Illustrative Layout in the background, though with the access arrangements and drainage strategy themselves remaining as previously proposed. When considering this in the context of you not looking to include an Illustrative Layout drawing as an approved document in recommending approval of the application, I am not too concerned about the P4 version of the Access Arrangement drawing being the drawing that will be defined as an approved document, or that copies of the aforementioned updated Transport Statement and Flood Risk Assessment/Drainage Strategy Report appear to have been misplaced, particularly given that Access remains to be considered in a subsequent application for reserved matters consent (the outline application including only details of the point of access) and with conditions also to be included if outline permission is granted requiring full details of the drainage scheme to be submitted and approved. I will, however, re-send copies of these documents to you under separate cover by way of a point of record if the WeTransfer link cannot be used.

The updated Tree Survey formed part of a comprehensive package of information submitted on 26th August 2021 via a WeTransfer and had been updated to take account of comments received earlier in the process and to also assess the impact of the development on existing trees in terms of the updated Rev F Illustrative Layout. I have attached a trail of emails for your reference. From this, you will note that my email of 26th August 2021 to Ann Scott listed the updated Tree Survey I mentioned to you yesterday. Scrolling up through that trail, you will note that Ann Scott originally had issues with accessing the WeTransfer (her email of the same day) but that both Ann and Karen Barton subsequently confirmed they had been able to access all the documents. At no point have I ever received correspondence advising that the updated Tree Survey, as clearly listed in my aforementioned email to Anne, had not been received or accessed and can therefore only conclude that it was received. Notwithstanding this, I, again, appreciate that you are not looking to include an Illustrative Layout drawing as an approved document in recommending approval of the application and I am therefore not too concerned about the Tree Survey originally submitted with the application being listed as an approved document - the likelihood being that a subsequent application for reserved matters consent will be required to be supported by an arboricultural impact assessment in any case in order to assess the impact of what will then be a detailed scheme on existing trees. I will, however, re-send a copy of the updated Tree Survey to you under separate cover by way of a point of record if the WeTransfer link cannot be used.

In terms of your comments on land ownership, as you are aware, we responded previously to Ann Scott on this matter towards the end of October 2021, as per the attached email trail. However, I appreciate you wishing to head off potential issues at committee and therefore attach the following:

- a) Land Registry Title Plan (LT375628) showing the extent of the Charity's land ownership at Leconfield Road;
- b) Screen shots from 'LandInsight' showing the same extent of ownership as in (a) above;
- c) Highway Record Enquiry Plan (NDI/HRE/1905211/100/A).

These plans show that the land in the Charity's ownership abuts the highways controlled land, with no intervening land within different ownership/control. Notice was duly served as part of the application for outline permission on both the Charity and the Local Highway Authority on 23<sup>rd</sup> December 2020, as per the certificate and copies of notices submitted with the application. We are not aware of any application being made to the Land Registry by a third party claiming ownership to any part of the Charity's land. I trust you will agree that this information suitably demonstrates that the correct certificate has been signed and notices served but please let me know if you have any queries in this respect.

If you could confirm receipt of this email in the first instance, ahead of subsequently confirming once your committee report has been formally signed-off by all concerned, it would be helpful and appreciated.

Kind Regards

Carl Stott  
Director



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