

From: Kath Haddrell
Sent: Thursday, January 03, 2013 9:46 AM
To: carmstrong@hamptonbrook.com
Subject: RE: Grantham S08/0448/MJNF

Dear Colin

We have spoken, and as promised, I have contacted our legal team, although as ever, you should seek your own legal advice on which you can rely. As I suggested yesterday, Section 6 of the PA 2008 (Commencement No 4 and Saving Order) 2010 would appear to apply to your application:

Section 6 of the PA 2008 (Commencement No 4 and Saving Order) 2010 applies to all applications made before 1 March 2010. In this context, made means the date on which the application was submitted. In this case the application was submitted on 4 April 2008 and therefore the provisions of the PA 2008 will have no effect in relation to this application for planning permission.

I trust this is helpful.

Yours sincerely

Kath

Kathrine Haddrell
Senior Case Manager

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Web: www.planningportal.gov.uk/planninginspectorate (Planning Inspectorate casework and appeals)

Web: www.planningportal.gov.uk/infrastructure (Planning Inspectorate's National Infrastructure Planning portal)

Advice may be given about applying for an order granting development consent or making representations about an application (or a proposed application). This communication does not however constitute legal advice upon which you can rely and you should obtain your own legal advice and professional advice as required.

A record of the advice which is provided will be recorded on the Planning Inspectorate website together with the name of the person or organisation who asked for the advice. The privacy of any other personal information will be protected in accordance with our [Information Charter](#) which you should view before sending information to the Planning Inspectorate .

From: Colin Armstrong [mailto:carmstrong@hamptonbrook.com]
Sent: Wednesday, January 02, 2013 10:32 AM
To: Kath Haddrell
Subject: RE: Grantham S08/0448/MJNF

Kath

Are you able to provide me with an update on our project

Kind Regards

Colin Armstrong

Hampton Brook Estates Ltd.
Tel 01604 233991 Mobile 07973 315146

From: Colin Armstrong [mailto:carmstrong@hamptonbrook.com]
Sent: 17 December 2012 16:02
To: 'kath.haddrell@infrastructure.gsi.gov.uk'
Subject: RE: Grantham S08/0448/MJNF

Kath

I was wondering if you had reviewed the project yet?

Kind Regards

Colin Armstrong

Hampton Brook Estates Ltd.
Tel 01604 233991 Mobile 07973 315146

From: Colin Armstrong [mailto:carmstrong@hamptonbrook.com]
Sent: 28 November 2012 16:11
To: 'kath.haddrell@infrastructure.gsi.gov.uk'
Subject: Grantham S08/0448/MJNF

Kath

Further to our conversation earlier today

I set out below details relating to the permission S08/0448/MJNF granted by South Kesteven District Council as attached

Are you able to clarify the position in respect of the granted permission and if there is a need to gain a Development Consent Order for a Nationally Significant Infrastructure Project

The works involve the construction of a new grade separated junction on the A1 Trunk Road at Grantham

The approved masterplan is 3713-00 Rev J

4 April 2008 Planning application submitted to South Kesteven District Council for
Erection of 3no. commercial warehouse/distribution units with associated
buildings/works including
offices, new access road, parking, landscaping, external lighting, fencing and
security booths.

Location: Land At Tollemache Road, (east Of The A1, South Of Gorse Lane,
West Of Spittlegate Level), Grantham

8 July 2008 SKDC Target Determination Date

17 August 2009 Highways Agency TR110 directs conditions to be attached to planning permission (attached)
11 Sept 2009 Highways Agency letter requiring a Grampian Condition requiring approval of all identified departures from standard
15 Sept 2009 Application presented to SKDC Development Control Committee (agenda attached, pages 65 – 92)
Officer recommendation for approval
SKDC Development Control Committee agreed that the application be deferred for determination by the Principal Planning Officer

30 Sept 2009 Email to HA regarding incorrect drawing references used in the TR110 Direction

20 Nov 2009 Comments made to SKDC regarding proposed conditions
Draft Condition 7 - We identified to SKDC that the HA TR110 direction used incorrect drawing references
SKDC required a revised TR110 from the HA

25 Nov 2009 Email to Lincolnshire CC Highways explaining the delays to obtaining planning permission
because the HA consultants raised additional queries to the designs for the new junction on the A1 after 17 August 2009 TR110

Further work was then undertaken by our consultants to satisfy the further concerns of the HA changes were made to the design of the slip roads off the A1 to satisfy the HA consultants that the scheme could be delivered to the required standards
HA Consultants identified further departures from standards that required approval before the HA would issue a revised TR110

22 July 2010 Departures from Standards approved - HA issued a revised TR110 (email from HA attached)

17 August 2010 SKDC Development Control Committee agreed that the application be permitted

18 August 2010 SKDC Granted Planning Permission (attached)

We have complied with the HA requirements to ensure the designs are fully approved before gaining their approval to the proposed works.
The condition in respect of the highway works is very precise

We have recently been advised by SKDC that they have received advice from Highways Agency that the new A1 junction is classified as a Nationally Significant Infrastructure Project and, as such, will be subject to consideration by the Planning Inspectorate.

This will involve the scheme receiving specific consent through a Development Consent Order (DCO).

The HA indicates that a DCO process may take more than twelve months from commencement to consent.

Given the timescales and approvals already in place, it does seem somewhat frustrating that we now may have to follow the NSIP process to confirm the planning permission as granted

Clearly this has been a very lengthy process already and has at times been quite complicated

I welcome your view on the matter

Kind Regards

Colin Armstrong

Technical Director

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