

From: Kevin Coleman K [REDACTED]  
Subject: RE: Humber Doucy Lane - Update  
Date: 9 February 2024 at 16:31

KC

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED] uk

Hi James, thanks for having a chat just now.

Attached is the flyer for the exhibition, and I will send over the exhibition boards next week as soon as they are finished – apologies for failing to give you prior warning.

I have a few questions on the validation checklist/process for submission, which I'll pop over in a separate email on Monday.

Regards

Kevin Coleman BSc(Hons) DipTP MRTPI



270 Avenue West, Skyline 120, Great Notley, Braintree, Essex CM77 7AA

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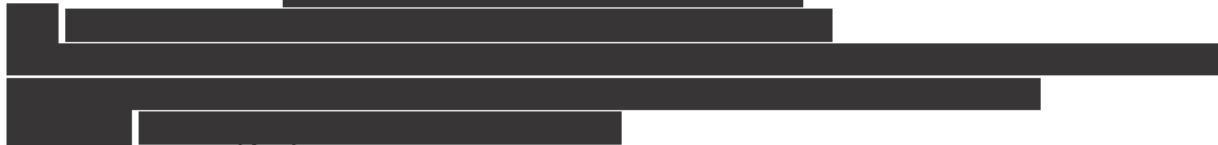
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From: James Mann [REDACTED]  
Sent: Thursday, February 8, 2024 12:52 PM  
To: Kevin Coleman [REDACTED]



Good afternoon Kevin,

In advance of your meeting please find attached a joint response from IBC and ESDC and SCC comments.

Please also find attached a fee schedule for the meetings thus far with IBC and ESDC.

We will need payment for these prior to additional meetings and can discuss separately.

There are a few things I would reiterate in this email that I think are important to highlight.

#### **Additional public consultation on the 15<sup>th</sup> February**

We were not aware this was being carried out and it is very difficult for us to answer Member queries on something that we have no idea about. It is imperative that both IBC and ESDC are kept up to date on issues like this as it is becoming more politically sensitive and we cannot assist if we are not aware, this does not then inspire confidence with our Members.

- Can you provide us with detail of the information to be shared on the 15<sup>th</sup>? Ideally a PDF of the boards that will be on display.

- I wonder also how feedback from the previous consultation has been factored into the proposals and taken on board? Can you provide an update on this?

**Overarching advice & Next steps**

I appreciate the desire to get an application in and to be able to deliver housing on the ground, this is something that we are all wanting to see. That said, we have some concerns that the drive to deliver quickly may be to the detriment of a high quality outcome and may not actually result in a quicker process. As such I would re-iterate the views in the previous email below, that a formal pre-app, where the issues can be carefully discussed and, hopefully, resolved, would be the best route at this stage. We look forward to working with you on this and look forward to hearing how you are proposing to respond to this advice, hopefully discussions around a formal pre-app. Kind regards,

James

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**From:** James Mann

**Sent:** 22 December 2023 14:14

**To:** Kevin Coleman <[REDACTED]>

**Cc:** Sally Minns <[REDACTED]>  
[REDACTED]  
[REDACTED]  
[REDACTED]

**Subject:** RE: Humber Doucy Lane - Update

Good afternoon Kevin,

Apologies for the delay in coming back to you on this.

I think it is fair to say that we collectively, officers from ESDC and IBC, consider this to be a good point to pause briefly to reflect on the journey you have taken us on so far and to come back with something in writing to set this out. One of the main issues thus far has been the close proximity of meetings, so going forward it would be good to have these staggered with larger gaps between for officers to digest information coming forward and to reflect before moving to the next one. Something like a meeting every 3-4 weeks to allow ESDC and IBC to meet in-between. The details of this can be finalised in the new year.

Next steps in January

- IBC / ESDC to meet with the Rugby Club to discuss their aspirations and plans. I note that you (BDW and Hopkins) will also continue dialogue in the interim but we consider this important, particularly before briefing IBC members as this will be asked and a clear (er) answer will be required.
- Following this IBC to brief members on HDL proposals so far and to get political steer.
- IBC/ESDC to provide a written response on the key areas discussed thus far.
- IBC / ESCD will provide a full fee schedule for the meetings thus far.

It is the intention that a written response including fee schedule will be with you by the end of January 2024.

Obviously an application coming in at the end of February will change the dynamic of what I have just set out, but it is still important for us to pause at this point to inform and update members and to provide a written response to the meetings thus far. It is obviously out of our hands when an application is submitted, but I would strongly encourage continued pre-application discussion as this will ensure a smoother application process when it comes in.

I have copied in colleagues at IBC and ESDC just to inform that an application might be landing in February and will also inform Members through the briefing that this is now the intention.

Hope you have a great Christmas break and looking forward to working with you in 2024!

Kind regards,

James

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**From:** Kevin Coleman <[REDACTED]>

**Sent:** 21 December 2023 12:26

**To:** James Mann <james.mann@humberdoucy.co.uk>

TO: James Mann <[REDACTED]>

Subject: RE: Humber Doucy Lane - Update

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Morning James, I just thought I would drop you a quick note to say firstly, thanks for all of your input so far, its has bene very valuable and much appreciated.

I look forward to receiving your thoughts after the New Year, and after you've had a chance to consult with Councillors. Hopefully the highways summary I provided earlier in the week is helpful, but let me know if you would like anything more.

From our side, the outcome of the meeting I had with HH/BDW last week was that the pressure is still very much on them to submit an application at the earliest opportunity, which looks like being towards the end of February. I do appreciate that this is quicker than you might wish, and I know is sooner than Ben would wish for. This is obviously going to limit the time available for pre-app next year, and I'm conscious that resourcing is an issue, so I guess from my point of view it's a case of working out what is the top priority for discussion/agreement prior to an application coming in, and limiting ourselves to that, so that we don't place too much of a demand on you or Ben's team.

In theory, of course, this should be quite straightforward – what could be easier than an Outline residential application on a site allocated for residential development! I say that tongue in cheek, as obviously there is more to it, as the discussions around access locations have proved. But I think probably agreeing the access strategy and a basic Concept Framework might be the priorities from our point of view, subject obviously to your thoughts after the break.

Have a good Christmas,

Regards

Kevin Coleman BSc(Hons) DipTP MRTPI



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**From:** James Mann <[REDACTED]>

**Sent:** Tuesday, December 12, 2023 1:00 PM

**To:** Kevin Coleman <[REDACTED]>

**Subject:** RE: Humber Doucy Lane

Hi Kevin,

Apologies for not updating you following our conversation.

The gist of it was that we feel that we would like to run this past our respective Cllrs and then provide an update in terms of where we are with the pre-app process and set a line in the sand to this point. We also discussed the frequency of meetings and will propose more of a framework for how we go forward, recognising the pace at which your clients are wanting to progress but also ensuring that officers have time to digest before meetings and reflect afterwards to provide more informed feedback.

We will revert back shortly with a time scale for this based on Cllr availability etc.

Kind regards,

James

**From:** Kevin Coleman <[REDACTED]>

**Sent:** 12 December 2023 12:07

**To:** James Mann <[REDACTED]>

**Subject:** Humber Doucy Lane

**EXTERNAL EMAIL: Don't click any links or open attachments unless you trust the sender and know the content is safe.**

Hi James, I'm off to a meeting with my clients this afternoon, and they are bound to ask me whether I've heard from you at all ... so whilst I appreciate that you may not have written anything as yet, are you able to give me a one liner gist of the discussion you had with Ben?

Thanks

Kevin Coleman BSc(Hons) DipTP MRTPI



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**HDL February update flyer -  
draft final.pdf**

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