

DELIVERED BY HAND

Mr M. Lamb
Newark & Sherwood District Council
Castle House
Great North Road
Newark
Nottinghamshire
NG24 1BY

nmcn PLC
Nunn Close
The County Estate
Huthwaite
Nottinghamshire
NG17 2HW
T: 01623 515008
W: nmcn.com

June 18th 2019

RE: Permission references - 15/01295/FULM and 16/01369/FULM

Dear Mr M. Lamb

With reference to the above planning permissions.

Further to the inclement weather events during the month of June 2019,

In light of these unprecedented events, that were beyond our control, and which have arisen both on and in the immediate area of the site (Halloughton Road), we feel it necessary to clarify several key points. This is with the express intention of setting residents' minds at rest and to demonstrate the lengths we have gone to, and continue to go to, in order to mitigate the impact this has had on those directly affected individuals.

1. Firstly, we understand from comments and concerns raised by the residents in the immediate vicinity of the site, that they were unable to make contact with our site team out of hours during the recent heavy rainfall. In light of this, we would offer our most sincere apologies to those families. As a consequence, moving forward, we will ensure that we provide an out of hours contact, in the event further significant rainfall is forecast.

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Moreover, we are registered with the Considerate Constructors scheme, the contact details of which will be made available later this month. For those who are unaware, the scheme is voluntary, however we commit to abide by the schemes' principle code of practice. The purpose of which is to encourage best practice. Our site will be independently assessed and all feedback presented to our delivery team for monitoring and action. Further details of this scheme can be found at www.ccscheme.org.uk

2. In order to prepare the site to allow construction works to commence in earnest, it has been necessary, as a pre-commencement activity, to strip the site of vegetation and top soil. On removal of this material, we removed the natural 'sponge' layer, which would soak up an amount of rain water. However, due to a significant find of asbestos cement board sheeting, it has been necessary to strip the whole site in one go. This has ensured that the site is safe for our staff and supply chain to work. It would be unacceptable to allow our staff and supply chain to work on site knowing asbestos material could be present elsewhere.
3. Having carried out the site strip pre-commencement activity, it has been necessary to seal the top of the exposed subsoil. Amongst other things, the main aim is to prevent excessive impregnation of water in to that exposed upper layer, which can, during heavy and/or prolonged rain fall, damage the structure of the subsoil, particularly when trafficked by plant and vehicles. Had we have left it unsealed, we would now be carrying out further site strip work and removal / import of material. This would have led to an increase in the number of heavy vehicle movements along Halloughton Road.
4. It is important to note here, that during our own project planning period, logistics and traffic management were a key element of careful and detailed consideration (and continue to be). We have gone to great lengths to reduce traffic movements in order to reduce our overall impact on the local residents and the local environment.
5. On the morning following the first heavy rain falls, our delivery team took immediate action to contain and remove excess water from site. We implemented procedures which saw water being pumped in to tankers and carted away from site. We constructed a French drain and excavated a large ditch to control surface water flow and reduce the risk to neighbouring properties (on Halloughton Road). Furthermore, the bunding to the southern side of the site has also added an additional layer of protection.

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6. The measures noted in the point above, and subsequently undertaken, were relayed back to the N&SDC's enforcement officer during their site visit of the same day. At their request we continued to monitor the issue at hand.
7. Following further rainfall, we had an additional visit / meeting with N&SDC's enforcement officer. At that meeting we agreed to increase the size of the holding ditch and increase the number of tanker visits to pump out and cart away excess water. Moreover, we also had a visit and took advice from members of NCC's flood management team.
8. During this period of unprecedented rain fall, our delivery team have been in communication with the affected neighbours on Halloughton Road.
9. We have carried out, at our cost, a clean-up operation in the grounds of one affected residents' property, following ingress of rain water run-off (upon the garden and driveway) which resulted in the deposit of silt residue.
10. We have given contact details to our neighbours to report 'out of hours' emergency issues in relation to this matter. We will ensure that our point of contact responds promptly. We also note that our security providers have confirmed that they attended the site on the evening the local fire brigade entered site, in an attempt to deal with the accumulation of rain water run-off.
11. IMPORTANT: Subsequently, we have also taken the following additional actions;
 - a. We have again further increased the size of the containment ditch to allow it to retain greater volumes of water, should we see a re-occurrence of these freak weather events.
 - b. We have constructed an additional bund (on our land) running parallel to the boundary of one of the affected properties (No. 38). This is to mitigate the risk of any further water ingress into their grounds.
 - c. Following discussion with NCC's flood management team, we have constructed a 'filter bed' to prevent silting to the highway. Which in turn will mitigate the risk of road gullies silting up which could result in them being less efficient.
 - d. We have reviewed our construction programme and consequently made amendments to allow us to install the drainage earlier than originally planned. Once installed this will allow us to manage and control surface water run off more effectively during the construction process.
 - e. The materials needed to allow us to install the drainage have been called off and deliveries to site have commenced, at risk to us.

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- f. Our delivery team have been co-ordinating with the relevant authorities regarding the main drainage connections. We have now been granted the licence(s) to make the final drainage connections in the highway.
 - g. We have instructed our groundwork subcontractor to apply for the relevant road closure notices. Once we have this, the physical connection works can take place.
12. There are several relevant points that should also be taken into consideration;
- a. The recent flooding events were not in isolation to Halloughton Road, they were experienced throughout the Southwell area, as well as nationally.
 - b. Average rain fall over the last 30 years for the month of June in Southwell is circa 62mm. Rain fall during the period in question was in excess of the average for the month of June. The deluges saw a month's rain fall in an extremely condensed period of time. These freak events are not easily managed, as can be seen at various occurrences throughout the country.
 - c. As soon as we can commence our site works fully, we will be able to start installing the on-site drainage systems. This will allow us to have more effective control over the management of surface water.

We would like to reiterate that we do have our neighbours' interests, in relation to this matter, and the overall scheme, at heart. Moreover, we would like to assure the residents of Halloughton Road that we have and will continue to do everything we can to mitigate any further issues caused by flash flood events. It must however be reiterated, that events such as this are very hard to manage, due to the volumes of rainfall which fell in such an extremely short period of time. To enable us to efficiently maximise our management plans for any reoccurrence of excessive rain fall, it is of paramount importance for us to install the main drainage, following the final consent of our S.73 application.

We can assure you that our delivery team are on hand should you wish to raise any relevant concerns or queries. They will be more than happy to assist wherever possible.

We assure you of our best intentions at all times.

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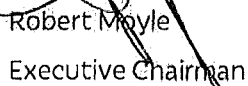
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Kind Regards


Robert Moyle
Executive Chairman

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