

S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 12 June 2019 12:44
To: S40(2) [redacted]
Subject: Cowling Farm, Chorley

Hi S40(2) [redacted]

Further to your recent email to S40(2) [redacted] would it be possible to confirm the date of the next meeting as Monday 8th July at 2pm at Chorley Town Hall? If so please can you let me have an email address for S40(2) [redacted] and S40(2) [redacted] so I can add them to the meeting invite?

Many Thanks

S40(2) [redacted]

[redacted]
Executive Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2) [redacted]@vhe.co.uk>
Sent: 12 July 2019 10:19
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm - Budget and Earthworks Assumptions

Hi S40(2) [redacted]

Yes I've been out of the office since Wednesday lunch. I will review and issue later today.

regards

S40(2) [redacted]

Contracts Manager

VHE Construction plc
Email: S40(2) [redacted]@vhe.co.uk
Office: 01226 S40(2) [redacted]
Mobile: S40(2) [redacted]

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



Company Number : 1457182 Registered in England & Wales

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From: S40(2) [redacted]@homesengland.gov.uk>
To: S40(2) [redacted]@vhe.co.uk>,
Cc: S40(2) [redacted]@homesengland.gov.uk>, S40(2) [redacted]@vhe.co.uk>, S40(2) [redacted]@vhe.co.uk>, S40(2) [redacted]@vhe.co.uk>, S40(2) [redacted]@vhe.co.uk>, VHEJ0726 Cowling Farm <VHEJ0726@vhe.co.uk>
Date: 12/07/2019 08:35
Subject: RE: Cowling Farm - Budget and Earthworks Assumptions

Hi S40(2) [redacted]

Further to my e-mail below – I trust that you received it ok.

We have been chased by Chorley to share the information / your conclusions following your recent appointment. I wondered if you could advise when you will be able to amend the document and send over to me? ASAP would be much appreciated.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](#)

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From: S40(2)

Sent: 10 July 2019 09:48

To: S40(2)

Cc: S40(2); S40(2); S40(2); S40(2); VHEJ0726 Cowling Farm

Subject: RE: Cowling Farm - Budget and Earthworks Assumptions

Hi S40(2),

Hope that you are well.

We met with Chorley Council on Monday (8th) to discuss the further technical work both parties have been undertaking. Chorley have asked if we can share the work which you had prepared with them. I wanted to check with you that you were happy for this to take place?

S43(2)

[REDACTED]

In essence I just want the note to be a factual representation of the exercise undertaken from a Cut and Fill / Drainage point of view.

If you could amend and recirculate I would be grateful and then I can issue to Chorley this week once reviewed.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

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110 Birchwood Boulevard
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WA3 7QH

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From: S40(2) [redacted] [@vhe.co.uk](mailto:[redacted]@vhe.co.uk)]

Sent: 17 May 2019 16:49

To: S40(2)

Cc: S40(2); S40(2); S40(2); S40(2); VHEJ0726 Cowling Farm

Subject: Cowling Farm - Budget and Earthworks Assumptions

S40(2)

Find attached a summary of the works we have completed.

Please let me know if you require any further works or explanation etc.

regards

S40(

S40(2)

Contracts Manager

VHE Construction plc
Email: S40(2) @vhe.co.uk
Office: 01226 S40(2)
Mobile: S40(2)

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 17 July 2019 08:43
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

Thanks for this, we will works up a brief and send a copy for review.

The doc referenced "Homes England Site – Cut Fill Balance" references some sections. Is it possible to get a copy of the sections also?

Many Thanks, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 17 July 2019 08:32
To: S40(2) [redacted]@chorley.gov.uk>
Cc: S40(2) [redacted]@homesengland.gov.uk>; S40(2) [redacted]@homesengland.gov.uk>
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2),

Thank you for your e-mail. S43(2)

█ [redacted]
█ [redacted]
█ [redacted]
█ [redacted]

Any problems or further questions please do not hesitate to contact me.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land

S40(2) @chorley.gov.uk>

Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

Thank you for your e-mail – we will review the notes of the meeting you have prepared and come back to you with any comments.

Apologies for the delay in getting the outputs from VHE over to you. Since we met on Monday I have contacted VHE to seek to confirm that they were happy for us to share the information and recirculate in a more user friendly format for you to work in to the brief you are preparing. I am hoping that I can get this over to you today – the delay has been due to A/L from VHEs side.

S43(2)

I trust that this is acceptable.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) @chorley.gov.uk]

Sent: 11 July 2019 12:24

To: S40(2) ; S40(2) ; S40(2) ; S40(2) ; S40(2)

Subject: Homes England Catch Up Note - 08.07.19

Hi All

Please find attached notes of meeting held earlier this week.

If HE could please provide the earthworks and drainage information discussed no later than the end of the week so that a brief can be developed and the works completed before the end of July deadline. I will issue the CBC information via a OneDrive link.

Any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

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From: S40(2)
Sent: 18 July 2019 09:23
To: S40(2)
Cc: S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Hi S40(2)

Thanks for this – there haven't been specific comments as such, Chorley have just asked if they could get a copy of the sections that were annotated on the drawing.

If these were just for internal discussion (from VHEs perspective) then I will respond to Chorley on that basis.

If you could confirm I would be grateful.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted]@vhe.co.uk]
Sent: 17 July 2019 13:24
To: S40(2) [redacted]

S40(2)

From: S40(2)
Sent: 26 July 2019 09:41
To: S40(2)
Cc: S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report CF2.0
S43(2)

Hi S40(2)

Thank you for your e-mail.

S43(2)

[Redacted]

S40(2) is on A/L but back in the office on Monday if you wanted to make contact with her then?

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)
S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted]@vhe.co.uk]
Sent: 25 July 2019 15:31
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]; VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report CF2.0

Hi S40(2) [redacted]

S43(2) [redacted]
[redacted]
[redacted]
[redacted]

I will be back in touch shortly once we have discussed this.

regards

S40([redacted]

S40(2) [redacted]
Contracts Manager

VHE Construction plc
Email: S40(2) [redacted]@vhe.co.uk
Office: 01226 S40(2) [redacted]
Mobile: S40(2) [redacted]

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
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From: S40(2) [redacted]@homesengland.gov.uk>
To: S40(2) [redacted]@vhe.co.uk>,
Cc: S40(2) [redacted]@vhe.co.uk>, S40(2) [redacted] S40(2) [redacted]@vhe.co.uk>, VHEJ0726 Cowling Farm
<VHEJ0726@vhe.co.uk>
Date: 25/07/2019 09:50
Subject: RE: Cowling Farm Report

Hi S40(2) [redacted]

We have since heard back from CBC – they are preparing a Project Brief to appoint a Consultant to explore options to extend the amount of residential land more in to the CBC owned land (with some G&T, Employment uses still). To do this they have undertaken their own Earthworks / Drainage solution investigations for their site (as we have done with yourselves for our owned part of the site). They have asked if they can share your outputs (along with their own) as part of this appointment? This to enable the appointed Consultant to look at both pieces of work side by side.

Similarly, they have asked if you have a 3D model of the earthworks exercise you undertook?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]

Development Manager – Public Sector Land



01925 S40(2) [redacted]

S40(2) [redacted]

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110 Birchwood Boulevard
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WA3 7QH

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From: S40(2) [redacted]@vhe.co.uk]
Sent: 18 July 2019 11:41

To: S40(2)
Cc: S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Hi S40(2)

I can confirm the sections were just discussion points during the ground modelling work.

regards

S40(2)
Contracts Manager

VHE Construction plc
Email: S40(2)@vhe.co.uk
Office: 01226 S40(2)
Mobile: S40(2)

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](https://www.linkedin.com/company/vhe-construction-plc)
Youtube: [VHE Construction](https://www.youtube.com/channel/UCVHEconstruction)
Twitter: [@VHEconstruction](https://twitter.com/VHEconstruction)



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From: S40(2)@homesengland.gov.uk
To: S40(2)@vhe.co.uk
Cc: S40(2)@vhe.co.uk, S40(2)@vhe.co.uk, VHEJ0726 Cowling Farm
<VHEJ0726@vhe.co.uk>
Date: 18/07/2019 09:22
Subject: RE: Cowling Farm Report

Hi S40(2),

Thanks for this – there haven't been specific comments as such, Chorley have just asked if they could get a copy of the sections that were annotated on the drawing.

If these were just for internal discussion (from VHEs perspective) then I will respond to Chorley on that basis.

If you could confirm I would be grateful.

Kind regards,

S40(2)

S40(2)
Development Manager – Public Sector Land

01925 S40(2)
S40(2)

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WA3 7QH

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From: S40(2) [redacted] [@vhe.co.uk](mailto:S40(2)@vhe.co.uk)
Sent: 17 July 2019 13:24
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]; VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Hi S40(2)

The section lines were drawn on for an internal discussion, I need to find my notes and get back to you. My initial memory is that we were looking at the impact of level changes at the boundary, I don't think we drew sections.

Are there specific comments?

regards

S40(2) [redacted]
Contracts Manager

VHE Construction plc
Email: [S40\(2\)@vhe.co.uk](mailto:S40(2)@vhe.co.uk)
Office: 01226 S40(2) [redacted]
Mobile: S40(2) [redacted]

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



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From: S40(2) [redacted] <[redacted]@homesengland.gov.uk>
To: S40(2) [redacted] <[redacted]@vhe.co.uk>,
Cc: VHEJ0726 Cowling Farm <VHEJ0726@vhe.co.uk>, S40(2) [redacted] <[redacted]@vhe.co.uk>, S40(2) [redacted] <[redacted]@vhe.co.uk>
Date: 17/07/2019 08:58
Subject: RE: Cowling Farm Report

I spoke too soon!

Please see the attached – there appears to be annotations relating to sections – is there a copy of these sections which can be shared or are they taken from the work BDP undertook?

If you could just clarify what source they refer to (and provide any further info as appropriate) – that would be useful.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]

Development Manager – Public Sector Land



01925 S40(2) [redacted]

S40(2) [redacted]

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2)
Sent: 17 July 2019 08:35
To: S40(2)
Cc: VHEJ0726 Cowling Farm; S40(2); S40(2)
Subject: RE: Cowling Farm Report

Hi S40(2)

Many thanks for re-circulating this document – I will come back to you if we have any queries from CBC.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [@vhe.co.uk](#)
Sent: 12 July 2019 16:22
To: S40(2)
Cc: VHEJ0726 Cowling Farm; S40(2); S40(2)

Subject: Cowling Farm Report

Hi S40(2)

I have tweaked the report as per the emails. Please let me know if you need anything further.

regards

S40(2)

Contracts Manager

VHE Construction plc

Email: S40(2)@vhe.co.uk

Office: 01226 S40(2)

Mobile: S40(2)

Website: www.vhe.co.uk

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[attachment "Option 1A - Cut Fill Balance.pdf" deleted by David Smith/VHE/MPGROUP]

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S40(2)

From: S40(2)
Sent: 29 July 2019 08:34
To: S40(2)
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2)

Further to my e-mail last week.

Probably easiest if I give you a call to discuss – I have a couple of queries / areas of clarification.

I am in meetings most of this morning so I will give you a call before lunchtime (11:30am or so).

Hope this is ok.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](#)

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From: S40(2)
Sent: 25 July 2019 09:38
To: S40(2)
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2),

Many thanks for circulating the drafted Project Brief for comment.

I am due to sit down with S40(2) tomorrow so hope to get any comments to you by the end of the week. I will also speak to VHE in regards of utilising their outputs and 3D model.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] [@chorley.gov.uk](mailto:)

Sent: 24 July 2019 12:54

To: S40(2) [redacted]

Subject: Project Brief (Cowling Farm)

Hi S40(2)

As agreed please find attached proposed project brief for the review at Cowling for your comment.

To allow the appointed consultant to get a full picture of the works completed to date (and look to tie into the levels provided by VHE), it would be good if we can share the works completed by VHE to the others. Please can you seek permission from VHE. If they could also provide a 3D model of the earthworks review please.

To achieve the timescales set out within the document please can you provide your comments no later than Monday 29 July 2019. If you have any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 01 August 2019 15:56
To: S40(2) [redacted]
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

Do I have permission to issue the VHE report with the brief? I will not issue any cost information. Can you please confirm as I am keen to issue the brief for pricing asap.

S40(2) [redacted] has contacted me and I have responded but not had any detailed discussions with him yet.

Thanks, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

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From: S40(2) [redacted]
Sent: 31 July 2019 16:41
To: S40(2) [redacted]@homesengland.gov.uk>
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

Thanks for the changes. I will finalise the brief and issue for pricing. I have been contacted via email by S40(2) [redacted] at VHE and will respond giving him the opportunity to tender for the works.

Any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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From: S40(2) [redacted] <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Sent: 29 July 2019 16:03
To: S40(2) [redacted] <[S40\(2\)@chorley.gov.uk](mailto:S40(2)@chorley.gov.uk)>
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2)

Thanks for sending this on.

Please find attached a tracked changes version complete with my comments. Hopefully they all make sense – please let me know if not.

In terms of timescales, I would suggest that the work is required to be completed by Friday 23rd August. This assumes that we don't appoint formally until Monday 12th – so would give the appointed consultant a fortnight.

I will also speak to S40(2) on this – as we discussed Planning Application Submission during September when we last met. Having said that, we may not get a decent quality of output if we make the turnaround any shorter (with it being the Summer Holidays). What are your thoughts?

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](https://twitter.com/HomesEngland)

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From: S40(2) [redacted] <[S40\(2\)@chorley.gov.uk](mailto:S40(2)@chorley.gov.uk)>
Sent: 29 July 2019 14:42
To: S40(2) [redacted]
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2)

As discussed please find attached brief in word format.

Kind Regards, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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From: S40(2) @homesengland.gov.uk>

Sent: 25 July 2019 09:38

To: S40(2) @chorley.gov.uk>

Subject: RE: Project Brief (Cowling Farm)

Hi S40(2)

Many thanks for circulating the drafted Project Brief for comment.

I am due to sit down with S40(2) tomorrow so hope to get any comments to you by the end of the week. I will also speak to VHE in regards of utilising their outputs and 3D model.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] @chorley.gov.uk
Sent: 24 July 2019 12:54
To: S40(2) [redacted]
Subject: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

As agreed please find attached proposed project brief for the review at Cowling for your comment.

To allow the appointed consultant to get a full picture of the works completed to date (and look to tie into the levels provided by VHE), it would be good if we can share the works completed by VHE to the others. Please can you seek permission from VHE. If they could also provide a 3D model of the earthworks review please.

To achieve the timescales set out within the document please can you provide your comments no later than Monday 29 July 2019. If you have any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 02 August 2019 12:15
To: S40(2) [redacted]@egniol.com; S40(2) [redacted]@egniol.com
Cc: S40(2) [redacted]; S40(2) [redacted]@egniol.com
Subject: FW: Cowling Farm - ITT - Earthworks and Drainage Review
S43(2) [redacted]

Hi S40(2) [redacted]

I have recently discussed this tender opportunity with S40(2) [redacted] and he has asked that I send it over to you.

please find attached ITT for the above issued on behalf of CBC and Homes England.

The appendices will be sent via OneDrive link due to size.

Please can you confirm by return your intention to tender.

Any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 07 August 2019 10:10
To: S40(2)
Subject: RE: Cowling Farm
S43(2)

Hi S40(2),

Apologies for not coming back to you on this yesterday – I was out of the office.

S43(2)

Hopefully it will be of use to S40 – any further questions we can direct to Curtins.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)
S40(2)

Level 1A
Piccadilly Plaza
Manchester
M1 4BT

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From: S40(2) [redacted] @chorley.gov.uk
Sent: 06 August 2019 10:19

To: S40(2)
Subject: FW: Cowling Farm

Hi S40(2)

Please can you assist with S4's request below. I have been unable to locate a copy of the report referred to on our files.

If you could please send me a copy also it would be much appreciated.

Just to keep you updated, two of the three tenderers have confirmed their intention to submit a price, I have not had any response back from VHE.

Kind Regards, S40(2)

S40(2)
Strategic Projects Officer
Chorley Council

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From: S40(2) @egniol.com>
Sent: 05 August 2019 16:53
To: S40(2) @chorley.gov.uk>
Subject: Cowling Farm

Hi S40(2),

It was good to speak earlier this afternoon – thank you for your time.

I have just one further request, please (sorry): within the VHE text regarding earthworks modelling for HE, there is reference to a Flood Risk Assessment, which includes surface water and foul water drainage strategies. It would be very useful to get hold of this document, especially from the perspective of foul sewerage which looks as though it would need a pumping station. Considering the two week turnaround for the outputs of this commission, we would be challenged to get definitive answers from United Utilities and so any info regarding earlier engagement with them would be very useful.

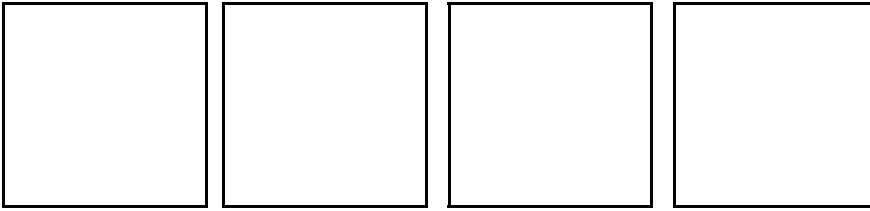
Many thanks in anticipation

S40(2)
Infrastructure Director

Egniol Group
1st Floor, 6 Canon Harnett Court, Warren Park, Milton Keynes MK12 5NF
Llys Onnen, Ffordd y Llyn, Parc Menai, Bangor, Gwynedd, LL57 4DF

M: S40(2)
E: S40(2) @egniol.com

www.egniol.com



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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 12 June 2019 13:07
To: S40(2) [redacted]
Subject: RE: Cowling Farm, Chorley

Thanks S40(2) meeting request on its way,

S40(2)

S40(2)

Executive Officer
Chorley Council

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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 12 June 2019 13:02
To: S40(2) [redacted]@chorley.gov.uk>
Subject: RE: Cowling Farm, Chorley

Hi S40(2),

Thanks for your e-mail – those arrangements work for us.

Required e-mail addresses are as follows: S40(2) [redacted]@homesengland.gov.uk and S40(2) [redacted]@homesengland.gov.uk.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2) [redacted]
S40(2) [redacted]

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] [@chorley.gov.uk](mailto:[redacted]@chorley.gov.uk)
Sent: 12 June 2019 12:44
To: S40(2) [redacted]
Subject: Cowling Farm, Chorley

Hi S40(2) [redacted]

Further to your recent email to S40(2) [redacted] would it be possible to confirm the date of the next meeting as Monday 8th July at 2pm at Chorley Town Hall? If so please can you let me have an email address for S40(2) [redacted] and S40(2) [redacted] so I can add them to the meeting invite?

Many Thanks

S40(2) [redacted]

S40(2) [redacted]

Executive Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 12 June 2019 08:46
To: S40(2)
Subject: Cowling Farm, Chorley

Hi S40(2),

Good to speak to you yesterday.

S43(2)

Any problems please let me know.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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S40(2)

From: S40(2)
Sent: 08 July 2019 09:59
To: S40(2); S40(2)
Subject: RE: Cowling Farm

S43(2)

S43(2) Lets try to get there by quarter to

S40(2)

Head of Public Sector Land, North West



Homes
England

0161 S40(2)

S40(2)

Level 1A
City Tower
Piccadilly Plaza
Manchester
M1 4BT

@S40(2)

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From: S40(2)
Sent: 08 July 2019 09:57
To: S40(2); S40(2)
Subject: RE: Cowling Farm

Hi S40(2)

I drafted the attached Agenda before I went on A/L – are you happy for me to circulate?

It reflects S40's suggested points in his e-mail below.

Thanks,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2)

Sent: 08 July 2019 09:50

To: S40(2); S40(2)

Subject: FW: Cowling Farm

S40(2)

Head of Public Sector Land, North West



0161 S40(2)

S40(2)

Level 1A
City Tower
Piccadilly Plaza
Manchester
M1 4BT

@S40(2)

[@HomesEngland](#)

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From: S40(2) [redacted] [@chorley.gov.uk](mailto:[redacted]@chorley.gov.uk)
Sent: 04 July 2019 09:40
To: S40(2) [redacted]
Subject: Cowling Farm

S43(2) [redacted]

1. Introductions
2. Review of work completed to date
3. Next Steps
4. Future meetings

Regards

S40(2) [redacted]

S40(2) [redacted]

Director (Business, Development and Growth)
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 10 July 2019 09:48
To: S40(2)
Cc: S40(2); S40(2); S40(2); S40(2) VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm - Budget and Earthworks Assumptions
Attachments: Homes England Land ONLY Cut Fill balance Assessment.pdf

Hi S40(2),

Hope that you are well.

S43(2)

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted]@vhe.co.uk]
Sent: 17 May 2019 16:49
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; VHEJ0726 Cowling Farm
Subject: Cowling Farm - Budget and Earthworks Assumptions

S40(2)

Find attached a summary of the works we have completed.

Please let me know if you require any further works or explanation etc.

regards

S40(

S40(2)
Contracts Manager

VHE Construction plc
Email: S40(2) [redacted]@vhe.co.uk
Office: 01226 S40(2) [redacted]
Mobile: S40(2) [redacted]

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



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S40(2)

From: S40(2)
Sent: 17 July 2019 08:35
To: S40(2)
Cc: VHEJ0726 Cowling Farm; S40(2); S40(2)
Subject: RE: Cowling Farm Report

Hi S40(2)

Many thanks for re-circulating this document – I will come back to you if we have any queries from CBC.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] @vhe.co.uk]
Sent: 12 July 2019 16:22
To: S40(2) [redacted]
Cc: VHEJ0726 Cowling Farm; S40(2) [redacted]; S40(2) [redacted]
Subject: Cowling Farm Report

Hi S40(2)

I have tweaked the report as per the emails. Please let me know if you need anything further.

regards

S40(2)

Contracts Manager

VHE Construction plc

Email: S40(2)@vhe.co.uk

Office: 01226 S40(2)

Mobile: S40(2)

Website: www.vhe.co.uk

LinkedIn: [VHE Construction PLC](#)

Youtube: [VHE Construction](#)

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S40(2)

From: S40(2) [redacted]@bdp.com>
Sent: 18 July 2019 18:38
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: Re: Cowling Farm - catch up

Perfect!

S40(2) [redacted] ... could you book a room please?

Thanks

S

Sent from my iPhone

On 18 Jul 2019, at 16:15, S40(2) [redacted]@homesengland.gov.uk> wrote:

Hi S40(2) [redacted]

Thanks for your e-mail – shall we say 9-10am on the 30th?

I will send a diary invite round – happy to come to BDP as well.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]

Development Manager – Public Sector Land

<image001.png> <image005.jpg>

01925 S40(2) [redacted]

S40(2) [redacted]

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Warrington
WA3 7QH

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<image006.jpg>

From: S40(2) [redacted]@bdp.com]

Sent: 18 July 2019 16:10

To: S40(2) [redacted]

Subject: RE: Cowling Farm - catch up

Hi S40(2) [redacted]

Thanks for your message, and happy to meet w/c 29th.

Do any of the following work for you:

Monday 29 th	9.00 – 10.00
Tuesday 30 th	9.00 – 10.00 or 3.00 onwards
Wednesday 31 st	9.00 – 11.00 or 2.00 – 4.00
Thursday 1 st	any time in the afternoon
Friday 2 nd	any time

Regards

S40(

S40(2)

Urbanism and Business Director

BDP.

11 Ducie Street
Piccadilly Basin
PO Box 85
Manchester
M60 3JA
United Kingdom

T +44 [0] 161 S40(2)
M +44 [0] S40(2)
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From: S40(2) @homesengland.gov.uk>

Sent: 18 July 2019 10:46

To: S40(2) @bdp.com>

Subject: Cowling Farm - catch up

Hi S40(,

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

Following a series of meetings I am now in a better position to be able to update you on where things are at with the Cowling Farm project and the next steps and timescales from our point of view.

Do you have any availability to meet during w/c 29th July – I am in Manchester Tuesday and Wednesday of that week? I can be flexible to work round your commitments.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land

<image001.png> <image007.jpg>

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S40(2)

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WA3 7QH

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<image006.jpg>

From: S40(2) [redacted] [@bdp.com](#)]
Sent: 06 June 2019 09:27
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: RE: P2008353-ZA Cowling Farm - Invoice 0088864 of 29.03.19 to Homes England

Great ... thanks S40(2).

Let me know when you would like to meet up.

I'm around in early July.

S

From: S40(2) [redacted] [@homesengland.gov.uk](#)]
Sent: 06 June 2019 09:22
To: S40(2) [redacted] [@bdp.com](#)>
Cc: S40(2) [redacted] [@bdp.com](#)>
Subject: RE: P2008353-ZA Cowling Farm - Invoice 0088864 of 29.03.19 to Homes England

Hi S40(2),

Thanks for your e-mail – good to hear from you. I am very well thanks – hope that you are also.

S43(2) [redacted]

[redacted]

S43(2) [redacted]

[redacted]

S43(2) [redacted]

Would be good to catch up on this as there has been a fair bit of back of forth on this (since the meeting back in January). I am on A/L for a couple of weeks during June but I will drop you an e-mail during early July(!) to organise.

Hope that this approach is ok – S43(2)

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land

<image001.png> <image008.jpg>

01925 S40(2)

S40(2)

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<image006.jpg>

From: S40(2) [mailto: [redacted]@bdp.com]

Sent: 03 June 2019 14:44

To: S40(2)

Cc: S40(2)

Subject: P2008353-ZA Cowling Farm - Invoice 0088864 of 29.03.19 to Homes England

Hi S40(2)

I hope you are keeping well. I tried to call earlier and left a message regarding Cowling Farm.

It would be good to catch up and understand how the project is proceeding and what is now planned to happen with elections out of the way!

I also wanted to ask if you could check progress with the enclosed outstanding invoice (copy enclosed). S43(2)

Regards

S40(2)

S40(2)

Urbanism and Business Director

BDP.

11 Ducie Street
Piccadilly Basin

PO Box 85
Manchester
M60 3JA
United Kingdom

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S40(2)

From: S40(2)
Sent: 25 July 2019 09:50
To: S40(2)
Cc: S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Hi S40(2)

We have since heard back from CBC – they are preparing a Project Brief to appoint a Consultant to explore options to extend the amount of residential land more in to the CBC owned land (with some G&T, Employment uses still). To do this they have undertaken their own Earthworks / Drainage solution investigations for their site (as we have done with yourselves for our owned part of the site). They have asked if they can share your outputs (along with their own) as part of this appointment? This to enable the appointed Consultant to look at both pieces of work side by side.

Similarly, they have asked if you have a 3D model of the earthworks exercise you undertook?

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) @vhe.co.uk]
Sent: 18 July 2019 11:41
To: S40(2)

S40(2)

From: S40(2)
Sent: 29 July 2019 16:03
To: S40(2)
Subject: RE: Project Brief (Cowling Farm)
S43(2)

Hi S40(2)

Thanks for sending this on.

Please find attached a tracked changes version complete with my comments. Hopefully they all make sense – please let me know if not.

In terms of timescales, I would suggest that the work is required to be completed by Friday 23rd August. This assumes that we don't appoint formally until Monday 12th – so would give the appointed consultant a fortnight.

I will also speak to S40(2) on this – as we discussed Planning Application Submission during September when we last met. Having said that, we may not get a decent quality of output if we make the turnaround any shorter (with it being the Summer Holidays). What are your thoughts?

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



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S40(2)

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From: S40(2) [redacted]@chorley.gov.uk]
Sent: 29 July 2019 14:42
To: S40(2) [redacted]
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

As discussed please find attached brief in word format.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 25 July 2019 09:38
To: S40(2) [redacted]alter@chorley.gov.uk>
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

Many thanks for circulating the drafted Project Brief for comment.

I am due to sit down with S40(2) [redacted] tomorrow so hope to get any comments to you by the end of the week. I will also speak to VHE in regards of utilising their outputs and 3D model.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
Development Manager – Public Sector Land



01925 S40(2) [redacted]
S40(2) [redacted]

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From: S40(2) [redacted] [@chorley.gov.uk](mailto:[redacted]@chorley.gov.uk)
Sent: 24 July 2019 12:54
To: S40(2) [redacted]
Subject: Project Brief (Cowling Farm)

Hi S40(2)

As agreed please find attached proposed project brief for the review at Cowling for your comment.

To allow the appointed consultant to get a full picture of the works completed to date (and look to tie into the levels provided by VHE), it would be good if we can share the works completed by VHE to the others. Please can you seek permission from VHE. If they could also provide a 3D model of the earthworks review please.

To achieve the timescales set out within the document please can you provide your comments no later than Monday 29 July 2019. If you have any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)
Strategic Projects Officer
Chorley Council

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 02 August 2019 15:08
To: S40 [redacted]@civicengineers.com
Cc: S40(2) [redacted]
Subject: FW: Cowling Farm - ITT - Earthworks and Drainage Review
Attachments: Project Brief (Cowling Farm) with HE comments.pdf

Hi S40 [redacted]

Please find attached ITT for the above issued on behalf of CBC and Homes England.

The appendices will be sent via OneDrive link due to size.

Please can you confirm by return your intention to tender.

Any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 08 August 2019 13:02
To: S40(2)
Subject: RE: Cowling Farm - Earthworks and Drainage review quotation return

Hi S40(2)

Thanks for your e-mail.

S43(2)

In terms of availability – I can do Tuesday (13th) PM, Wednesday (14th) AM / up until 2pm and Wednesday (15th) all day.

I will feed through any further queries – we can pick up with Egniol next week if needed.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)


S40(2)

Level 1A
Piccadilly Plaza
Manchester
M1 4BT

[@HomesEngland](#)

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From: S40(2) [redacted]@chorley.gov.uk
Sent: 08 August 2019 11:42
To: S40(2) [redacted]
Subject: Cowling Farm - Earthworks and Drainage review quotation return

Hi S40(2) [redacted]

We have now received the quotations back for the Earthworks and Drainage review at Cowling Farm. Two consultants and VHE were invited to tender. VHE declined to tender as its predominantly design works and therefore not within their remit. Quotes have been received from Egniol and Civic Engineers. Their fee quotations are summarised below and attached for information:

■ S43(2) [redacted]

A significant difference in fees! I am happy with the fee proposal provided by Egniol and through my discussions with S40(2) [redacted] I am confident that they will deliver what is required.

Are you happy for me to appoint Egniol with a 50:50 fees split between CBC and HE?

I am going on leave for a couple of weeks next Thursday so ideally I would like to confirm the appointment this week/early next week and arrange a meeting with Egniol before I go on leave. If you could please confirm your availability next week (subject to agreement to appoint).

If you have any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 12 June 2019 13:02
To: S40(2)
Subject: RE: Cowling Farm, Chorley

Hi S40(2),

Thanks for your e-mail – those arrangements work for us.

Required e-mail addresses are as follows: S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk) and S40(2) [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk).

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] [@chorley.gov.uk](mailto:S40(2)@chorley.gov.uk)
Sent: 12 June 2019 12:44
To: S40(2)
Subject: Cowling Farm, Chorley

Hi S40(2)

Further to your recent email to S40(2) would it be possible to confirm the date of the next meeting as Monday 8th July at 2pm at Chorley Town Hall? If so please can you let me have an email address for S40(2) and S40(2) so I can add them to the meeting invite?

Many Thanks

S40(2)

S40(2)

Executive Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 18 July 2019 11:45
To: S40(2)
Cc: S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Thanks for confirming S40(2).

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted]@vhe.co.uk]
Sent: 18 July 2019 11:41
To: S40(2)
Cc: S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Hi S40(2)

I can confirm the sections were just discussion points during the ground modelling work.

regards

S40(2)
Contracts Manager

VHE Construction plc
Email: S40(2)@vhe.co.uk
Office: 01226 S40(2)
Mobile: S40(2)

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



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From: S40(2)@homesengland.gov.uk
To: S40(2)@vhe.co.uk,
Cc: S40(2)@vhe.co.uk, S40(2)@vhe.co.uk, VHEJ0726 Cowling Farm
<VHEJ0726@vhe.co.uk>
Date: 18/07/2019 09:22
Subject: RE: Cowling Farm Report

Hi S40(2)

Thanks for this – there haven't been specific comments as such, Chorley have just asked if they could get a copy of the sections that were annotated on the drawing.

If these were just for internal discussion (from VHEs perspective) then I will respond to Chorley on that basis.

If you could confirm I would be grateful.

Kind regards,

S40(2)

S40(2)
Development Manager – Public Sector Land



01925 S40(2)
S40(2)
Arpley House

110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] [@vhe.co.uk](#)
Sent: 17 July 2019 13:24
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]; VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm Report

Hi S40(2)

The section lines were drawn on for an internal discussion, I need to find my notes and get back to you. My initial memory is that we were looking at the impact of level changes at the boundary, I don't think we drew sections.

Are there specific comments?

regards

S40(2) [redacted]
Contracts Manager

VHE Construction plc
Email: S40(2) [redacted] [@vhe.co.uk](#)
Office: 01226 S40(2) [redacted]
Mobile: S40(2) [redacted]

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



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From: S40(2) [redacted] [@homesengland.gov.uk](#)>

To: S40(2) [redacted]@vhe.co.uk>
Cc: VHEJ0726 Cowling Farm <VHEJ0726@vhe.co.uk>, S40(2) [redacted]@vhe.co.uk>, S40(2) [redacted]@vhe.co.uk>
Date: 17/07/2019 08:58
Subject: RE: Cowling Farm Report

I spoke too soon!

Please see the attached – there appears to be annotations relating to sections – is there a copy of these sections which can be shared or are they taken from the work BDP undertaken?

If you could just clarify what source they refer to (and provide any further info as appropriate) – that would be useful.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]

Development Manager – Public Sector Land



01925 S40(2) [redacted]
S40(2) [redacted]

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted]
Sent: 17 July 2019 08:35
To: S40(2) [redacted]
Cc: VHEJ0726 Cowling Farm; S40(2) [redacted]; S40(2) [redacted]
Subject: RE: Cowling Farm Report

Hi S40(2) [redacted]

Many thanks for re-circulating this document – I will come back to you if we have any queries from CBC.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

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110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [@vhe.co.uk](#)

Sent: 12 July 2019 16:22

To: S40(2)

Cc: VHEJ0726 Cowling Farm; S40(2); S40(2)

Subject: Cowling Farm Report

Hi S40(2)

I have tweaked the report as per the emails. Please let me know if you need anything further.

regards

S40(2)

Contracts Manager

VHE Construction plc

Email: S40(2) @vhe.co.uk
Office: 01226 S40(2)
Mobile: S40(2)

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
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[attachment "Option 1A - Cut Fill Balance.pdf" deleted by David Smith/VHE/MPGROUP]

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 01 August 2019 16:43
To: S40(2) [redacted]
Cc: S40(2) [redacted]
Subject: FW: Cowling Farm - ITT - Earthworks and Drainage Review
Attachments: Project Brief (Cowling Farm) with HE comments.pdf

Hi S40(2) [redacted]

Please find attached ITT for the above issued on behalf of CBC and Homes England.

The appendices will be sent via OneDrive link due to size.

Please can you confirm by return your intention to tender.

Any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 26 June 2019 11:34
To: S40(2)
Subject: RE: Cowling Farm - Agricultural Tenancy

S40(2), TEP inspected the land at the car park at Cowling (the JKW is actually on the land subject to the car park lease) two days ago and did not report evidence of JKW; it had been stem injected in 2018 and 2017, and I'm told two courses of stem injections usually does the trick.

Regards

S40(2) MRICS
Estates Manager



01925 S40(2)
S40(2)

Arpley House
110 Birchwood Boulevard
Birchwood
Warrington
WA3 7QH

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From: S40(2)
Sent: 26 June 2019 11:24
To: S40(2)
Subject: RE: Cowling Farm - Agricultural Tenancy

Thanks S40(2)

S43(2)

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)
S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2)
Sent: 26 June 2019 09:37
To: S40(2)
Subject: RE: Cowling Farm - Agricultural Tenancy

S40(2), S43(2)

As regards the grass, do you mean on the farm land, or the land in the holding-over tenancy for the car park?

TEP inspect the land not in the farm tenancy and not in the car park lease, as I believe there is JKW to deal with.

Regards

S40(2) MRICS
Estates Manager



01925 S40(2)
S40(2)

Arpley House
110 Birchwood Boulevard
Birchwood
Warrington
WA3 7QH

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From: S40(2)
Sent: 26 June 2019 09:28
To: S40(2)
Subject: RE: Cowling Farm - Agricultural Tenancy

Hi S40(2)

Further to my e-mail below – S43(2)

In terms of maintenance on the site – do TEP go out and check at all? We have had reports from Chorley that the grass is getting long so I wondered if there was something we could do (for the land in our ownership) by way of tidy up?

Thanks,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
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WA3 7QH

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From: S40(2)

Sent: 12 June 2019 08:43

To: S40(2)

Subject: RE: Cowling Farm - Agricultural Tenancy

H S40(2)

Thanks for your e-mail – we probably need to have a discussion on this S43(2)

I am on A/L until next Wednesday – in Birchwood on Friday (21st) so will try and catch up with you then.

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2)
Sent: 11 June 2019 16:47
To: S40(2)
Subject: RE: Cowling Farm - Agricultural Tenancy

Hi S40(2), S43(2)

[Redacted line of text]

[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]	[Redacted]
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Not in scope

Regards

S40(2) MRICS
Estates Manager

01925 S40(2)
S40(2)

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Warrington
WA3 7QH

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From: S40(2)
Sent: 11 June 2019 15:33
To: S40(2)
Subject: Cowling Farm - Agricultural Tenancy

Hi S40(2)

S43(2)

Not in Scope

Thanks,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

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S40(2)

From: S40(2)
Sent: 12 July 2019 10:33
To: S40(2)
Cc: S40(2); S40(2); S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm - Budget and Earthworks Assumptions

Many thanks S40(2)

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted]@vhe.co.uk]
Sent: 12 July 2019 10:19
To: S40(2)
Cc: S40(2); S40(2); S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm - Budget and Earthworks Assumptions

Hi S40(2)

Yes I've been out of the office since Wednesday lunch. I will review and issue later today.

regards

S40(2)

Contracts Manager

VHE Construction plc

Email: S40(2)@vhe.co.uk

Office: 01226 S40(2)

Mobile: S40(2)

Website: www.vhe.co.uk

LinkedIn: [VHE Construction PLC](#)

Youtube: [VHE Construction](#)

Twitter: [@VHEconstruction](#)



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From: S40(2)@homesengland.gov.uk>
To: S40(2)@vhe.co.uk>,
Cc: S40(2)@homesengland.gov.uk>, S40(2)@vhe.co.uk>, S40(2)@vhe.co.uk>, S40(2)@vhe.co.uk>, S40(2)@vhe.co.uk>, VHEJ0726 Cowling Farm <VHEJ0726@vhe.co.uk>
Date: 12/07/2019 08:35
Subject: RE: Cowling Farm - Budget and Earthworks Assumptions

Hi S40(2)

S43(2)

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House

110 Birchwood Boulevard

Warrington
WA3 7QH

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From: S40(2)
Sent: 10 July 2019 09:48
To: S40(2)
Cc: S40(2); S40(2); S40(2); S40(2); VHEJ0726 Cowling Farm
Subject: RE: Cowling Farm - S43(2)

Hi S40(2)

Hope that you are well.

S43(2)
[Redacted]

[Redacted]

[Redacted]

[Redacted]

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)
S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](#)

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From: S40(2) [redacted] [@vhe.co.uk](mailto:[redacted]@vhe.co.uk)
Sent: 17 May 2019 16:49
To: S40(2) [redacted]
Cc: S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; VHEJ0726 Cowling Farm
Subject: Cowling Farm - Budget and Earthworks Assumptions

S40(2) [redacted]

Find attached a summary of the works we have completed.

Please let me know if you require any further works or explanation etc.

regards

S40([redacted]

S40(2) [redacted]
Contracts Manager

VHE Construction plc
Email: S40(2) [redacted] [@vhe.co.uk](mailto:[redacted]@vhe.co.uk)
Office: 01226 S40(2) [redacted]
Mobile: S40(2) [redacted]

Website: www.vhe.co.uk
LinkedIn: [VHE Construction PLC](#)
Youtube: [VHE Construction](#)
Twitter: [@VHEconstruction](#)



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S40(2)

From: S40(2)
Sent: 17 July 2019 08:50
To: S40(2)
Cc: S40(2); S40(2)
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

I will go back to VHE to ask them to provide (if available) – please let me know if there is anything further you need in the interim.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](#)

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From: S40(2) [redacted] @chorley.gov.uk]
Sent: 17 July 2019 08:43
To: S40(2)
Cc: S40(2); S40(2)
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

Thanks for this, we will works up a brief and send a copy for review.

The doc referenced “Homes England Site – Cut Fill Balance” references some sections. Is it possible to get a copy of the sections also?

Many Thanks, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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From: S40(2) @homesengland.gov.uk>
Sent: 17 July 2019 08:32
To: S40(2) @chorley.gov.uk>
Cc: S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

Thank you for your e-mail. S43(2)

█ [REDACTED]
█ [REDACTED]
█ [REDACTED]
█ [REDACTED]

Any problems or further questions please do not hesitate to contact me.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

I trust that this is acceptable.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](#)

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From: S40(2) [@chorley.gov.uk](#)

Sent: 11 July 2019 12:24

To: S40(2); S40(2); S40(2); S40(2); S40(2)

Subject: Homes England Catch Up Note - 08.07.19

Hi All

Please find attached notes of meeting held earlier this week.

If HE could please provide the earthworks and drainage information discussed no later than the end of the week so that a brief can be developed and the works completed before the end of July deadline. I will issue the CBC information via a OneDrive link.

Any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

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S40(2)

From: S40(2)
Sent: 28 June 2019 11:33
To: S40(2); S40(2)
Cc: S40(2)
Subject: Cowling Farm - S43(2)
S43(2)

Hi Both,

S43(2)

Thanks,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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S40(2)

From: S40(2)
Sent: 02 August 2019 15:17
To: S40(2)
Subject: RE: Cowling Farm - ITT - Earthworks and Drainage Review

Hi S40(2)

Thank you for your e-mail – I have seen the various e-mails which you have sent on this.

More than happy for another company to be invited to tender – it was an inevitability with school holidays etc.

Have a nice weekend.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

Level 1A
Piccadilly Plaza
Manchester
M1 4BT

[@HomesEngland](#)

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From: S40(2) [redacted] @chorley.gov.uk
Sent: 02 August 2019 15:10
To: S40(2) [redacted]
Subject: RE: Cowling Farm - ITT - Earthworks and Drainage Review

Hi S40(2)

Just to keep you in the loop, one of the tenderers declined to tender as they could not meet the required timescales. To ensure we obtain value of money I have opened the opportunity up to another company, therefore maintaining three tenderers.

I trust that this is satisfactory. Any queries please do not hesitate to contact.

Have a good weekend!

Kind Regards, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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From: S40(2)

Sent: 02 August 2019 15:08

To: S40@civicingengineers.com

Cc: S40(2)@homesengland.gov.uk>

Subject: FW: Cowling Farm - ITT - Earthworks and Drainage Review

Hi S40

Please find attached ITT for the above issued on behalf of CBC and Homes England.

The appendices will be sent via OneDrive link due to size.

Please can you confirm by return your intention to tender.

Any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)

Strategic Projects Officer
Chorley Council

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S40(2)

From: S40(2) @chorley.gov.uk>
Sent: 24 April 2019 09:20
To: S40(2)
Subject: Cowling Farm, Chorley

Hi S40(2)

I am currently working on the Councils 'Five Year Housing Supply Statement' which estimates how many dwellings will be delivered over the next 5 years. Last year you sent the details below. Please could you provide an update on this to feed into this work?

Submission of outline planning application: November 2018
Disposal of site to a developer: by September 2019
Submission and approval of reserved matters planning application: by mid 2020
Start on site: by the end of 2020
Build out rate: likely to be 40 dwellings per annum

Regards

S40(2)
Planning Policy & Housing Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 31 May 2019 15:30
To: S40(2); S40(2)
Subject: FW: Cowling Farm Update

S43(2)
S43(2)

[Redacted content]

Rgds,
S40

From: Michael Hargreaves [mailto:michaelh5sp@gmail.com]
Sent: 31 May 2019 11:55
To: S40(2); S40(2)
Subject: Fwd: Cowling Farm Update

S40(2)
For information.

S40(2)
Could you ring me when you are free?

S40(2)

S40(2) Planning

5 High Street
Swaffham Prior
Cambridge
CB25 0LD

S40(2) @gmail.com
01638 S40(2)
S40(2)

----- Forwarded message -----

From: S40(2) [redacted] <[redacted]@chorley.gov.uk>

Date: Fri, 31 May 2019 at 11:30

Subject: Cowling Farm Update

To: S40(2) [redacted] <[redacted]@gmail.com>, S40(2) [redacted] <[redacted]@diamond-seal.com>, S40(2) [redacted] Email
S40(2) [redacted] <[redacted]@gmail.com>

Cc: S40(2) [redacted] <[redacted]@chorley.gov.uk>, S40(2) [redacted] <[redacted]@chorley.gov.uk>, S40(2) [redacted] <[redacted]@chorley.gov.uk>

Good morning All

I hope you are well?

To provide you with an update on progress at Cowling Farm:

We are currently working with our external consultant to provide an earthworks and drainage scheme for the CBC site, these works have unfortunately been delayed due to holiday commitments of our external consultant. We are anticipating that the information should be available week commencing 10 June 2019. The information will then be reviewed and assessed against other key activities required on the project to allow up to date programmes of work to be developed. We would anticipate that this information can be shared with you by the end of June.

we are in regular communication with our consultants to ensure that the information is provided as soon as possible.

If you have any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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S40(2)

From: S40(2)
Sent: 04 June 2019 16:02
To: S40(2)
Subject: RE: Cowllng farm

Hi S40

Hope that you are well.

S43(2)

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

[@HomesEngland](#)

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From: S40(2) [redacted]@trustinns.co.uk]
Sent: 03 June 2019 10:43
To: S40(2) [redacted]
Subject: FW: Cowling farm

Hi S40(2) [redacted]

I don't seem to have received any draft documentation etc relating to our email exchange below, following our meeting of 13 December 18. Can you please give me an update on this.

Regards



S40(2) [redacted]
Estate Director
M S40(2) [redacted]



From: S40(2) [redacted]
Sent: 06 March 2019 11:35
To: S40(2) [redacted] <[S40\(2\)@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)>
Cc: S40(2) [redacted] <[S40\(2\)@forbessolicitors.co.uk](mailto:S40(2)@forbessolicitors.co.uk)>, S40(2) [redacted] <[S40\(2\)@forbessolicitors.co.uk](mailto:S40(2)@forbessolicitors.co.uk)>
Subject: RE: Cowling farm

Hi S40(2) [redacted]

S43(2) [redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Regards

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [@trustinns.co.uk](mailto:S40(2)@trustinns.co.uk)
Sent: 27 February 2019 15:23
To: S40(2)
Subject: FW: Cowling farm

Hi S40(2)

We still haven't heard anything on S43(2), as discussed at our meeting. I was hoping to have this before I met with S40(2). I need to respond to his latest email, so some information would be useful.

Regards



S40(2)

Estate Director

M S40(2)



From: S40(2)
Sent: 16 January 2019 11:38
To: S40(2) @homesengland.gov.uk>
Subject: RE: CowlIng farm

Sorry S40(2)

My mistake.

Regards



S40(2)
Estate Director
M S40(2)



From: S40(2) @homesengland.gov.uk>
Sent: 16 January 2019 10:05
To: S40(2) @trustinns.co.uk>
Subject: RE: CowlIng farm

S40
S43(2)

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

@HomesEngland

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From: S40(2) [redacted]@trustinns.co.uk]
Sent: 16 January 2019 09:55
To: S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]; S40(2) [redacted]
Subject: RE: Cowling farm

Hi S40(2) [redacted]

Happy New Year to you and your family.

S43(2) [redacted]

[redacted]

[redacted]

Regards



S40(2) [redacted]
Estate Director

M S40(2) [redacted]



From: S40(2) [redacted]@hotmail.co.uk>
Sent: 15 January 2019 16:55
To: S40(2) [redacted]@trustinns.co.uk>; S40(2) [redacted]@iconoclast.co.uk>; S40(2) [redacted]
S40(2) [redacted]@homesengland.gov.uk>; S40(2) [redacted]@chorley.gov.uk>; S40(2) [redacted]
S40(2) [redacted]@chorley.gov.uk>
Subject: Cowling farm

All,
April is fast approaching and we seem to have disappeared off the face of the earth.
With all due respect I understand people are busy and have other commitments, as do I to all my staff who are getting rather worried about what is or isn't seeming to be happening.

We seem to be no more further forward o what is happening .
If you wish us to go back to the newspapers and radio stations with the whole information from start to finish I would kindly suggest that people remove there fingers and stop leaving people in the dark.

As quoted by someone above in today's guardian " it's unfair to leave people hanging with no information about there future it's terrible conduct by the moj"

I guess it's just ok for the council and homes england to do the same

Sent from my Samsung Galaxy smartphone.

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 12 June 2019 09:36
To: S40(2) [redacted]
Subject: RE: Cowling Farm, Chorley

Thanks S40(2) [redacted]

I will check diaries with my colleagues and come back to you.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 12 June 2019 08:46
To: S40(2) [redacted]@chorley.gov.uk>
Subject: Cowling Farm, Chorley

Hi S40(2) [redacted]

Good to speak to you yesterday.

S43(2) [redacted]

In terms of availability for a meeting – do any of the following dates work from your side:

- 8th July (PM);
- 9th July (9-10:30am); or
- 10th July (PM)

It would probably be myself, S40(2) [redacted] and S40(2) [redacted] in attendance (diaries and A/L permitting) – more than happy to come to your offices. If none of these dates work we would be looking at dates in early August.

Any problems please let me know.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
Development Manager – Public Sector Land



01925 S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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S40(2)

From: S40(2) [redacted]@dorbcresthomes.co.uk>
Sent: 09 July 2019 10:17
To: S40(2) [redacted]
Cc: Homes England Enquiries
Subject: RE: S40(2) [redacted] CAS-112770-S6R5D9

Hi S40(2) [redacted]

Thanks for your response.

S40(2) [redacted] did update us yesterday of the same.
Could you please update me on the outcome.

Regards

S40(2) [redacted]

From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 09 July 2019 09:57
To: S [redacted]@dorbcresthomes.co.uk>
Cc: Homes England Enquiries <enquiries@homesengland.gov.uk>
Subject: RE: S40(2) [redacted] CAS-112770-S6R5D9

Hi S40(2) [redacted],

Apologies for not being able to catch up with you ahead of your meeting last night – I was in back-to-back meetings and so am just catching up on my e-mails now.

As you will probably already be aware, we met with Chorley Council yesterday to discuss working together on some further technical work. This is due to take place over the next couple of weeks.

As you know this site is particularly complex and so it is vital that this work is undertaken and understood before any planning application/s can be submitted.

I trust that this is useful for now.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]

Development Manager – Public Sector Land



01925 S40(2) [redacted]

Arpley House
110 Birchwood Boulevard
Warrington

[@HomesEngland](#)

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From: S40(2) [redacted] [@dorbcresthomes.co.uk](mailto:S40(2)@dorbcresthomes.co.uk)
Sent: 08 July 2019 07:49
To: S40(2) [redacted]
Cc: Homes England Enquiries
Subject: Re: S40(2) [redacted] CAS-112770-S6R5D9

Dear S40(2) [redacted]

Is it possible for you to update me on your progress with the Cowling Brow site In Chorley referenced below.

Last time we spoke, a few months ago, Homes England were approaching the next stages of planning and development alone, not in conjunction with Chorley Borough Council.

Is that still the case? Or do you envisage working together?

I would be grateful of any news on progress with this development if you could either phone me on S40(2) [redacted] or by email, so that I can update my neighbours of the situation in our progress meeting tonight.

Regards

S40(2) [redacted].

On 29 Apr 2019, at 15:57, S40(2) [redacted] [@dorbcresthomes.co.uk](mailto:S40(2)@dorbcresthomes.co.uk)> wrote:

Sent from my iPhone

Thanks S40(2) [redacted] I will Speak to you tomorrow morning.

Regards

S40(2) [redacted]

Sent from my iPhone

On 29 Apr 2019, at 14:32, S40(2) [redacted] [@homesengland.gov.uk](mailto:S40(2)@homesengland.gov.uk)> wrote:

Hi S40(2) [redacted]

Many thanks for your e-mail – apologies that I was unable to come back to you on this last week.

I am around in the morning tomorrow (30th) if you wanted to ring me on the details below to discuss? I appreciate the meeting was last week but in case this might still be useful for you.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land

<image001.png> <image003.jpg>

01925 S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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<image004.jpg>

From: S40(2) **On Behalf Of** Homes England Enquiries

Sent: 25 April 2019 15:12

To: S40(2)

Subject: FW: S40(2) CAS-112770-S6R5D9

Good afternoon S40(2)

Please see below email.
Reference: CAS-112770-S6R5D9

Kind regards

S40(2)

Enquiries Advisor

<image005.jpg>

0300 1234 500
01234 S40(2)
Woodlands
Manton Lane
Manton Industrial Estate
Bedford
MK41 7LW

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enquiries@homesengland.gov.uk

<image006.jpg>

From: S40(2) [redacted] [@dorbcresthomes.co.uk](mailto:[redacted]@dorbcresthomes.co.uk)
Sent: 25 April 2019 13:17
To: Homes England Enquiries
Subject: S40(2) [redacted]

Dear Sir / Madam

Can you please pass this email onto S40(2) [redacted] for me.

Dear S40(2) [redacted]

I have left two voicemail messages for you but thought it best to email you.

Could you please give me a ring about the Cowling Site in Chorley that you are dealing with in conjunction with Chorley Borough Council.

I met you at the public consultation back in October and you informed me then that your outline planning application for the site would be submitted by January 2019 however I and other local residents have noticed that it still has not been submitted and we were wondering when you think it will be submitted.

Could you please give me a few minutes of your time by contact me on S40(2) [redacted] today if at all possible as I have a meeting with Chorley Borough Council this afternoon.

Regards

S40(2) [redacted]

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S40(2)

From: S40(2) @chorley.gov.uk>
Sent: 15 July 2019 10:38
To: S40(2); S40(2); S40(2)
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

Have you made any progress with obtaining the Cowling Farm information from your contractor?

Many Thanks, S40(2)

S40(2)
Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) | 🌐 chorley.gov.uk

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From: S40(2) @homesengland.gov.uk>
Sent: 12 July 2019 10:11
To: S40(2) @chorley.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @chorley.gov.uk>; S40(2) @homesengland.gov.uk>; S40(2) @chorley.gov.uk>; S40(2) @chorley.gov.uk>
Subject: RE: Homes England Catch Up Note - 08.07.19

Hi S40(2)

Thank you for your e-mail – we will review the notes of the meeting you have prepared and come back to you with any comments.

Apologies for the delay in getting the outputs from VHE over to you. Since we met on Monday I have contacted VHE to seek to confirm that they were happy for us to share the information and recirculate in a more user friendly format for you to work in to the brief you are preparing. I am hoping that I can get this over to you today – the delay has been due to A/L from VHEs side.

S43(2)

I trust that this is acceptable.

Kind regards,

S40(2)

S40(2)
Development Manager – Public Sector Land

01925 S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [@chorley.gov.uk](#)
Sent: 11 July 2019 12:24
To: S40(2); S40(2); S40(2); S40(2); S40(2)
Subject: Homes England Catch Up Note - 08.07.19

Hi All

Please find attached notes of meeting held earlier this week.

If HE could please provide the earthworks and drainage information discussed no later than the end of the week so that a brief can be developed and the works completed before the end of July deadline. I will issue the CBC information via a OneDrive link.

Any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)
Strategic Projects Officer
Chorley Council

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 24 July 2019 12:54
To: S40(2) [redacted]
Subject: Project Brief (Cowling Farm)
S43(2) [redacted]

Hi S40(2) [redacted]

S43(2) [redacted]

To allow the appointed consultant to get a full picture of the works completed to date (and look to tie into the levels provided by VHE), it would be good if we can share the works completed by VHE to the others. Please can you seek permission from VHE. If they could also provide a 3D model of the earthworks review please.

To achieve the timescales set out within the document please can you provide your comments no later than Monday 29 July 2019. If you have any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]

Strategic Projects Officer
Chorley Council

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 31 July 2019 16:41
To: S40(2) [redacted]
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

Thanks for the changes. I will finalise the brief and issue for pricing. I have been contacted via email by S40(2) [redacted] at VHE and will respond giving him the opportunity to tender for the works.

Any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 29 July 2019 16:03
To: S40(2) [redacted]@chorley.gov.uk>
Subject: RE: Project Brief (Cowling Farm)

Hi S40(2) [redacted]

Thanks for sending this on.

Please find attached a tracked changes version complete with my comments. Hopefully they all make sense – please let me know if not.

In terms of timescales, I would suggest that the work is required to be completed by Friday 23rd August. This assumes that we don't appoint formally until Monday 12th – so would give the appointed consultant a fortnight.

I will also speak to S40(2) [redacted] on this – as we discussed Planning Application Submission during September when we last met. Having said that, we may not get a decent quality of output if we make the turnaround any shorter (with it being the Summer Holidays). What are your thoughts?

Kind regards,

S40(2) [redacted]

S40(2) [redacted]
Development Manager – Public Sector Land

01925 [S40(2)]
[REDACTED]

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: [S40(2)] [@chorley.gov.uk](#)
Sent: 29 July 2019 14:42
To: [S40(2)]
Subject: RE: Project Brief (Cowling Farm)

Hi [S40(2)]

As discussed please find attached brief in word format.

Kind Regards, [S40(2)]

[S40(2)]
Strategic Projects Officer
Chorley Council

 01257 [S40(2)] |  [chorley.gov.uk](#)

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From: [S40(2)] [@homesengland.gov.uk](#)>
Sent: 25 July 2019 09:38
To: [S40(2)] [@chorley.gov.uk](#)>
Subject: RE: Project Brief (Cowling Farm)

Hi [S40(2)]

Many thanks for circulating the drafted Project Brief for comment.

I am due to sit down with S40(2) tomorrow so hope to get any comments to you by the end of the week. I will also speak to VHE in regards of utilising their outputs and 3D model.

Kind regards,

S40(2)

S40(2)

Development Manager – Public Sector Land



01925 S40(2)

Arpley House
110 Birchwood Boulevard
Warrington
WA3 7QH

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From: S40(2) [redacted] [@chorley.gov.uk](mailto:S40(2)@chorley.gov.uk)
Sent: 24 July 2019 12:54
To: S40(2) [redacted]
Subject: Project Brief (Cowling Farm)

Hi S40(2)

As agreed please find attached proposed project brief for the review at Cowling for your comment.

To allow the appointed consultant to get a full picture of the works completed to date (and look to tie into the levels provided by VHE), it would be good if we can share the works completed by VHE to the others. Please can you seek permission from VHE. If they could also provide a 3D model of the earthworks review please.

To achieve the timescales set out within the document please can you provide your comments no later than Monday 29 July 2019. If you have any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)

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S40(2)

From: S40(2) @egniol.com>
Sent: 05 August 2019 10:21
To: S40(2); S40(2)
Cc: S40(2); S40(2)
Subject: RE: Cowling Farm - ITT - Earthworks and Drainage Review

Hi S40(2)

Thank you for your email on Friday. Unfortunately I was on leave on Friday afternoon so have only this morning been through the documents. I just tried to call to talk through a couple of queries but there was a long queue, so thought I would drop you a line instead.

S43(2)

Could I just ask a few questions please:

S43(2)

Please give me a call if it easier to discuss any of the above.

Best regards

S40(2)

Infrastructure Director

Egniol Group

1st Floor, 6 Canon Harnett Court, Warren Park, Milton Keynes MK12 5NF
Llys Onnen, Ffordd y Llyn, Parc Menai, Bangor, Gwynedd, LL57 4DF

S40(2)

E S40(2) @egniol.com

www.egniol.com

From: S40(2) @chorley.gov.uk>
Sent: 02 August 2019 12:15
To: S40(2) @egniol.com>; S40(2) @egniol.com>
Cc: S40(2) @homesengland.gov.uk>; S40(2) @egniol.com>
Subject: FW: Cowling Farm - ITT - Earthworks and Drainage Review

Hi S4 / S40(

I have recently discussed this tender opportunity with S40(2) and he has asked that I send it over to you.

please find attached ITT for the above issued on behalf of CBC and Homes England.

The appendices will be sent via OneDrive link due to size.

Please can you confirm by return your intention to tender.

Any queries please do not hesitate to contact.

Kind Regards, S40(2)

S40(2)

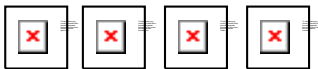
Strategic Projects Officer
Chorley Council

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 06 August 2019 10:19
To: S40(2) [redacted]
Subject: FW: Cowling Farm

Hi S40(2) [redacted]

Please can you assist with S40(2) [redacted] request below. I have been unable to locate a copy of the report referred to on our files.

If you could please send me a copy also it would be much appreciated.

Just to keep you updated, two of the three tenderers have confirmed their intention to submit a price, I have not had any response back from VHE.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

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From: S40(2) [redacted]@egniol.com>
Sent: 05 August 2019 16:53
To: S40(2) [redacted]@chorley.gov.uk>
Subject: Cowling Farm

Hi S40(2) [redacted]

It was good to speak earlier this afternoon – thank you for your time.

I have just one further request, please (sorry): within the VHE text regarding earthworks modelling for HE, there is reference to a Flood Risk Assessment, which includes surface water and foul water drainage strategies. It would be very useful to get hold of this document, especially from the perspective of foul sewerage which looks as though it would need a pumping station. Considering the two week turnaround for the outputs of this commission, we would be challenged to get definitive answers from United Utilities and so any info regarding earlier engagement with them would be very useful.

Many thanks in anticipation

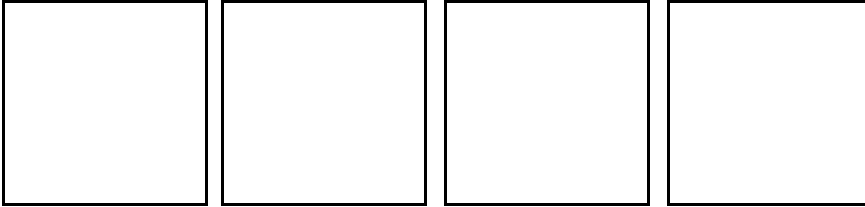
S40(2) [redacted]
Infrastructure Director

Egniol Group
1st Floor, 6 Canon Harnett Court, Warren Park, Milton Keynes MK12 5NF

Llys Onnen, Ffordd y Llyn, Parc Menai, Bangor, Gwynedd, LL57 4DF

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 07 August 2019 10:42
To: S40(2) [redacted]
Subject: RE: Cowling Farm

No problem, thanks S40(2) [redacted]

S40(2) [redacted]

Strategic Projects Officer
Chorley Council

☎ 01257 S40(2) [redacted] | 🌐 chorley.gov.uk

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From: S40(2) [redacted]@homesengland.gov.uk>
Sent: 07 August 2019 10:10
To: S40(2) [redacted]@chorley.gov.uk>
Subject: RE: Cowling Farm

Hi S40(2) [redacted]

Apologies for not coming back to you on this yesterday – I was out of the office.

Please see attached the latest version of the FRA (dating back to April 2018) – as you can see it is yet to be finalised. We also didn't consult on this document as part of the 2018 Public Consultation as there were still elements of the strategy to agree / be agreed.

Hopefully it will be of use to S40 [redacted] – any further questions we can direct to Curtins.

Kind regards,

S40(2) [redacted]

S40(2) [redacted]

Development Manager – Public Sector Land



01925 S40(2) [redacted]

Level 1A
Piccadilly Plaza
Manchester
M1 4BT

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From: S40(2) [redacted]@chorley.gov.uk
Sent: 06 August 2019 10:19
To: S [redacted]
Subject: FW: Cowling Farm

Hi S40(2)

Please can you assist with S4 [redacted]'s request below. I have been unable to locate a copy of the report referred to on our files.

If you could please send me a copy also it would be much appreciated.

Just to keep you updated, two of the three tenderers have confirmed their intention to submit a price, I have not had any response back from VHE.

Kind Regards, S40(2)

S40(2)
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Chorley Council

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From: S40(2) [redacted]@egniol.com>
Sent: 05 August 2019 16:53
To: S40(2) [redacted]@chorley.gov.uk>
Subject: Cowling Farm

Hi S40(2)

It was good to speak earlier this afternoon – thank you for your time.

I have just one further request, please (sorry): within the VHE text regarding earthworks modelling for HE, there is reference to a Flood Risk Assessment, which includes surface water and foul water drainage strategies. It would be very useful to get hold of this document, especially from the perspective of foul sewerage which looks as though it would need a pumping station. Considering the two week turnaround for the outputs of this commission, we would

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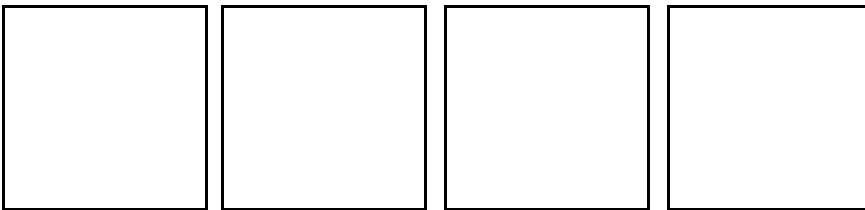
Many thanks in anticipation

S40(2)
Infrastructure Director

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S40(2)

From: S40(2) [redacted]@chorley.gov.uk>
Sent: 08 August 2019 11:42
To: S40(2) [redacted]
Subject: Cowling Farm - Earthworks and Drainage review quotation return
Attachments: CIVIC ENGINEERS RE_ Cowling Farm - ITT - Earthworks and Drainage Review.msg; RE: Cowling Farm - ITT - Earthworks and Drainage Review

Hi S40(2) [redacted]

We have now received the quotations back for the Earthworks and Drainage review at Cowling Farm. Two consultants and VHE were invited to tender. VHE declined to tender as its predominantly design works and therefore not within their remit. Quotes have been received from Egniol and Civic Engineers. S43(2) [redacted]

[redacted]

A significant difference in fees! I am happy with the fee proposal provided by Egniol and through my discussions with S40(2) [redacted] I am confident that they will deliver what is required.

Are you happy for me to appoint Egniol with a 50:50 fees split between CBC and HE?

I am going on leave for a couple of weeks next Thursday so ideally I would like to confirm the appointment this week/early next week and arrange a meeting with Egniol before I go on leave. If you could please confirm your availability next week (subject to agreement to appoint).

If you have any queries please do not hesitate to contact.

Kind Regards, S40(2) [redacted]

S40(2) [redacted]
Strategic Projects Officer
Chorley Council

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