

From: Liam Ryder | Code DP
Sent: 19 September 2023 14:47
To: Terence Garner
Cc: Mark Sperrin; Mike Carpenter | Code DP
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT
Attachments: 230203 SubSchdle.pdf; RE: Invalidity Letter for Application No 23/0085/OUT; 230919 SubSchdle.pdf

Hi Terry

I attach the submission schedule which accompanied the original planning application submission, for reference (in case you do not have this on file), which noted all documents submitted as of 3 February 2023. In addition, I attach an updated version (with today's date – 19 September 2023) which details all subsequent submissions (and the dates these were submitted), and includes document/plan references, where relevant.

With regards to the site location plan, and the parameter plans (land use and vehicular access, non-vehicular access, building scale, multi-functional open space and proposed development phasing), I attach an email sent to the local planning authority on 23 February 2023 (prior to the validation of the application), which resubmitted the plans with the benefit of a scale bar, as requested in correspondence received from the council. The parameter plans (and site location plan) within the attached email are therefore the up-to-date plans for determining the planning application. The access drawings remain the same as those submitted on 3 February 2023.

I hope the above and attached help, however, should you have any queries, please do not hesitate to contact me.

Kind regards
Liam



Liam Ryder MPlan (Hons) MRTPI
Associate Director

T: 01223 290138
M: 07931 206381
E: liamryder@codedp.co.uk
W: <http://www.codedp.co.uk>

17 Rosemary House, Lanwades Business Park,
Kentford CB8 7PN



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.

If you have received this transmission in error, please notify the sender at the e-mail address above.

CODE Development Planners Ltd cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening any attachment

From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Tuesday, September 19, 2023 11:09 AM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Liam, I wondered if it might be possible for your architect to provide me with a list of all the plan and document titles and numbers that have been submitted and which are current, as it seems that there is some confusion which ones have been superseded or revised.

If I could get the document numbers and titles and the plan numbers and titles that would be very helpful. If the list could include all the documents submitted from you consultants such as the ecology consultant etc that would be great. Any problems please do not hesitate to contact me.

Kind regards,

Terry

Terence Garner Dip TRP MRTPI
Principal Planning Officer (Strategic)
Place and Policy

Castle Point Borough Council | T: 01268 882200 | DD: 01268 882281 | E: tgarner@castlepoint.gov.uk | W: www.castlepoint.gov.uk

Keep up to date: Follow on [Twitter](#) / Like on [Facebook](#) / Subscribe on [YouTube](#)

Any advice received from officers is without prejudice to the decision-making processes of the local planning authority, and in no way prejudices any future determinations or decisions made by the local planning authority. We advise that you seek independent advice on planning issues and those issues raised within this email.

Please consider the environment before printing this e-mail

Find out more about our [Cost of Living Support](#)



From: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Sent: 19 September 2023 10:55
To: Terence Garner <TGarner@castlepoint.gov.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Terry

Thank you and noted. I have sent through a meeting invite at 11.30am on Thursday to you and Stephen. I have also invited the applicant to join us for the discussion. I look forward to receiving your note on the identified issues, and to discussing with you and Stephen on Thursday morning.

Kind regards
Liam



Liam Ryder MPlan (Hons) MRTPI
Associate Director

T: 01223 290138
M: 07931 206381
E: liamryder@codedp.co.uk
W: <http://www.codedp.co.uk>

17 Rosemary House, Lanwades Business Park,
Kentford CB8 7PN



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.

If you have received this transmission in error, please notify the sender at the e-mail address above.

CODE Development Planners Ltd cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening any attachment

From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Tuesday, September 19, 2023 9:46 AM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Liam, I think if we just keep to ourselves at the moment as I would not like for your to invite people and I would not have someone qualified to respond. I think if we just have a discussion and then we can all agree the best way forward, we still have a little time before we miss the committee list and I am trying not to cause problems with that. If you wish to send out an invite to myself and Stephen garner that would be great.

Kind regards,

Terry

Terence Garner Dip TRP MRTPI
Principal Planning Officer (Strategic)
Place and Policy

Castle Point Borough Council | T: 01268 882200 | DD: 01268 882281 | E: tgarner@castlepoint.gov.uk | W: www.castlepoint.gov.uk

Keep up to date: Follow on [Twitter](#) / Like on [Facebook](#) / Subscribe on [YouTube](#)

Any advice received from officers is without prejudice to the decision-making processes of the local planning authority, and in no way prejudices any future determinations or decisions made by the local planning

authority. We advise that you seek independent advice on planning issues and those issues raised within this email.

Please consider the environment before printing this e-mail

Find out more about our [Cost of Living Support](#)



From: Liam Ryder | Code DP <liamryder@codedp.co.uk>

Sent: 19 September 2023 09:40

To: Terence Garner <TGarner@castlepoint.gov.uk>

Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Terry

Thank you for your email and hope you are well.

A Teams meeting sounds like it would be beneficial, and I look forward to receiving your note. I am away on leave on Friday this week, and so Thursday would be best for me. I can accommodate a meeting at any time after 11.00am, in accordance with your own availability. Would you like me to share a Teams invite? If there are any issues you have identified which might benefit from the attendance of one of our consultant team, for particular disciplines, please do let me know and I can see if they would be available to attend with me.

Kind regards
Liam



Liam Ryder MPlan (Hons) MRTPI
Associate Director

T: 01223 290138

M: 07931 206381

E: liamryder@codedp.co.uk

W: <http://www.codedp.co.uk>

17 Rosemary House, Lanwades Business Park,
Kentford CB8 7PN



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.

If you have received this transmission in error, please notify the sender at the e-mail address above.

CODE Development Planners Ltd cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening any attachment

From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Tuesday, September 19, 2023 9:28 AM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Liam, hope your well. Sorry I did not get back to you but as I mentioned I am a bit under pressure and yesterday was manic. Following substantial completion of your report, I have a number of issues with your application and I think we would be better to have a team's meeting later this week to go through some of the points. I am going to put together a brief note on the issues and let you have a copy and hopefully we can meet perhaps Thursday or Friday to discuss. Would Thursday or Friday be good for you, Thursday anytime after 11am or anytime Friday.

Kind regards,

Terry

Terence Garner Dip TRP MRTPI
Principal Planning Officer (Strategic)
Place and Policy

Castle Point Borough Council | T: 01268 882200 | DD: 01268 882281 | E: tgarnier@castlepoint.gov.uk | W: www.castlepoint.gov.uk

Keep up to date: Follow on [Twitter](#) / Like on [Facebook](#) / Subscribe on [YouTube](#)

Any advice received from officers is without prejudice to the decision-making processes of the local planning authority, and in no way prejudices any future determinations or decisions made by the local planning

authority. We advise that you seek independent advice on planning issues and those issues raised within this email.

Please consider the environment before printing this e-mail

Find out more about our [Cost of Living Support](#)



From: Liam Ryder | Code DP <liamryder@codedp.co.uk>

Sent: 18 September 2023 12:37

To: Terence Garner <TGarner@castlepoint.gov.uk>

Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Terry

Hope you had a good weekend.

Further to our email exchange towards the end of last week, would there be a good time for me to give you a call this afternoon to discuss land east of Rayleigh Road, Thundersley?

Kind regards
Liam



CODE Development
Planners

Liam Ryder MPlan (Hons) MRTPI
Associate Director

T: 01223 290138

M: 07931 206381

E: liamryder@codedp.co.uk

W: <http://www.codedp.co.uk>

17 Rosemary House, Lanwades Business Park,
Kentford CB8 7PN



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.

If you have received this transmission in error, please notify the sender at the e-mail address above.

CODE Development Planners Ltd cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening any attachment

From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Thursday, September 14, 2023 4:34 PM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Liam, sorry but my time is really under pressure at present as I am trying to do your committee report for tomorrow. We don't appear to have received any further consultees comments.

I will try and call on Monday.

Kind regards,

Terry

Terence Garner Dip TRP MRTPI
Principal Planning Officer (Strategic)
Place and Policy

Castle Point Borough Council | T: 01268 882200 | DD: 01268 882281 | E: tgarner@castlepoint.gov.uk | W: www.castlepoint.gov.uk

Keep up to date: Follow on [Twitter](#) / Like on [Facebook](#) / Subscribe on [YouTube](#)

Any advice received from officers is without prejudice to the decision-making processes of the local planning authority, and in no way prejudices any future determinations or decisions made by the local planning

authority. We advise that you seek independent advice on planning issues and those issues raised within this email.

Please consider the environment before printing this e-mail

Find out more about our [Cost of Living Support](#)



From: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Sent: 14 September 2023 16:30
To: Terence Garner <TGarner@castlepoint.gov.uk>
Cc: Stephen Garner <SGarner@castlepoint.gov.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Hi Terry

Apologies for chasing – would it be possible please to have a quick catch up re: our application on land east of Rayleigh Road, Thundersley? I just wanted to catch up re: your report to committee (ahead of your internal deadline) and whether we have received any further consultee responses.

Kind regards
Liam



Liam Ryder MPlan (Hons) MRTPI
Associate Director

T: 01223 290138
M: 07931 206381
E: liamryder@codedp.co.uk
W: <http://www.codedp.co.uk>

17 Rosemary House, Lanwades Business Park,
Kentford CB8 7PN



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.

If you have received this transmission in error, please notify the sender at the e-mail address above.

CODE Development Planners Ltd cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening any attachment

From: Liam Ryder | Code DP
Sent: Wednesday, September 13, 2023 11:31 AM
To: Terrence Garner <TGarner@castlepoint.gov.uk>
Cc: Stephen Garner <SGarner@castlepoint.gov.uk>
Subject: Land east of Rayleigh Road, Thundersley - 23/0085/OUT

Good morning, Terry

I hope this email finds you well.

I left a voicemail for you a little earlier but just wanted to reach out and see whether there is anything further you require from us ahead of finalising your report to planning committee for land east of Rayleigh Road, Thundersley. It would also be helpful to understand your likely recommendation within the report, and if you are awaiting any further consultee responses (I note that there does not appear to have been a further response, for example, from Natural England further to the submission of our agricultural land classification report recently). Would there be a good time this afternoon for us to catch up regarding our application?

Kind regards
Liam



CODE Development
Planners

Liam Ryder MPlan (Hons) MRTPI
Associate Director

T: 01223 290138

M: 07931 206381
E: liamryder@codedp.co.uk
W: <http://www.codedp.co.uk>

17 Rosemary House, Lanwades Business Park,
Kentford CB8 7PN



This transmission is confidential and intended solely for the person or organisation to whom it is addressed. It may contain privileged and confidential information. If you are not the intended recipient, you should not copy, distribute or take any action in reliance on it.

If you have received this transmission in error, please notify the sender at the e-mail address above.

CODE Development Planners Ltd cannot accept any liability for any loss or damage sustained as a result of software viruses. It is your responsibility to carry out such virus checking as is necessary before opening any attachment

Please consider the environment before printing this e-mail This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses. All communications sent to or from the Council may be subject to recording and / or monitoring in accordance with relevant legislation. Castle Point Borough Council does not accept service of documents by email.

Please consider the environment before printing this e-mail This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses. All communications sent to or from the Council may be subject to recording and / or monitoring in accordance with relevant legislation. Castle Point Borough Council does not accept service of documents by email.

Please consider the environment before printing this e-mail This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses. All communications sent to or from the Council may be subject to recording and / or monitoring in accordance with relevant legislation. Castle Point Borough Council does not accept service of documents by email.

Please consider the environment before printing this e-mail This email (including any attachments) is intended only for the recipient(s) named above. It may contain confidential or privileged information and should not be read, copied or otherwise used by any other person unless express permission is given. If you are not a named recipient, please contact the sender and delete the email from your system. It is the recipient's responsibility to ensure that appropriate measures are in place to check for software viruses. All communications sent to or from the Council may be subject to recording and / or monitoring in accordance with relevant legislation. Castle Point Borough Council does not accept service of documents by email.