

From: Liam Ryder | Code DP
Sent: 02 October 2023 17:07
To: Stephen Garner
Cc: Terrence Garner; Mike Carpenter | Code DP; Mark Sperrin
Subject: RE: 23/0085/OUT - Land East of Rayleigh Road
Attachments: 230920 Ltr_TGnr.pdf; 230920 ArcdiaApprchExtrct.pdf; 3.1 Metric 30112022.xlsm; Land east of Rayleigh Road, Thundersley

Dear Stephen

Thank you for your email, further to Ian's discussion with Mike earlier today. I write with queries that perhaps can be discussed during our meeting on Wednesday.

Our principal point of concern at the moment is the timeframe for the determination of our planning application. As you know, we have been working with you to get the application into a position to be determined by the development management committee as soon as possible. This has, of course, been dependent upon the receipt of all consultee responses to help Terry to finalise his report to committee. At the time of writing this email, we await responses from all consultants approached from Place Services (for the disciplines of landscape, ecology, historic landscape and built heritage) and Natural England (who will only be able to formally respond once comments have been received from Place Services). We have been working over the last fortnight to arrange meetings with Place Services regarding the relevant topics, but to date, have been unable to discuss our application in any detail with representatives from their team. At CODE we take a positive approach to working with the local planning authority in the determination of planning applications, and this includes working with statutory consultees. We note that Place Services have been appointed to provide comments on our application at a late stage in the determination of the proposals, having not been involved in the consideration of the site as part of the now withdrawn local plan, or the pre-application discussions and so we are keen to meet with them in the interest of resolving any potential concerns which might arise before formal written responses are submitted to the Council.

Given that responses are still awaited, we would be grateful if a deferment on the determination of our application, from the special meeting in October to a committee meeting in November (either as normally scheduled or a similar special meeting), could be considered to enable us to discuss our application positively with Place Services and to work with them in response to any formal comments received with regard to our application. This will enable sufficient time for receipt of their formal responses, the preparation of any additional comments from our application team (if necessary) and for Terry to consider and weigh appropriately in his report to the development management committee. We ask for such a deferment in the spirit of continuing to work with you proactively and pragmatically in the determination of our proposals. It would not suit us or the council for matters to be unresolved in the determination of our application.

The second reason for Mike's call to Ian earlier today was in relation to the potential recommendation for our proposals. When we met, with yourself and Terry, on 10 August 2023, we discussed our collective hope that we could work together to move the council to a position of comfort to recommend our proposals for approval. We, of course, accepted that such a recommendation would arise from a significant amount of work and negotiation, given the site's location in the Green Belt. As you know, Terry recently wrote to me, in advance of a meeting on 21 September 2023, with some remaining matters which require clarification, in the absence of formal responses from statutory consultees. Many of the issues raised have, we feel, been addressed in substantial detail within the application's evidence base, as outlined within the attached letter which I shared with Terry on 20 September 2023 (attached again, with associated documents, for ease of reference). Our concern, as alluded to above, is that these matters may not be appreciated in enough detail by Place Services, who do not have the benefit of history working on this scheme, in finalising their response to the application.

Terry had expressed his view (and Terry, please do say if this is a misrepresentation of our discussion) that if we can satisfactorily address the matters identified in his email of 20 September 2023, that he did not see the impact of the scheme on the Green Belt being sufficient enough to justify a reason for refusal. In light of this, we wish to maintain our positive approach to working with you and Terry in the determination of our proposals, but would welcome clarification regarding the way in which Place Services' responses might be used in formally concluding on the recommendation for our application, including how these responses might be considered in the overall planning balance against the material considerations weighing in favour of the scheme, among which of course is the substantial contribution the scheme can make to the provision of new affordable housing in the borough (particularly pertinent in light of the latest report to committee for 3 October 2023, which demonstrates a brownfield site on which the provision of policy compliant affordable housing would render the scheme unviable).

I look forward to discussing the above, and other matters with regard to our application, with you on Wednesday.

Kind regards
Liam



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From: Stephen Garner <SGarner@castlepoint.gov.uk>
Sent: Monday, October 2, 2023 12:59 PM
To: Mike Carpenter | Code DP <mikecarpenter@codedp.co.uk>
Cc: Terence Garner <TGarner@castlepoint.gov.uk>
Subject: 23/0085/OUT - Land East of Rayleigh Road

Good Afternoon Mike,

Ian has told me that you called him this morning to speak about this application.

Terry and I are meeting Liam on Wednesday to discuss the latest position on Land East of Rayleigh Road. Perhaps you would like to put your points/questions to us now and we can discuss the answer with Liam on Wednesday?

Kind regards

Stephen Garner BSc (Hons) MSc MRTPI

Planning Manager

Place and Policy

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