

From: Liam Ryder | Code DP
Sent: 24 July 2023 12:29
To: Terrence Garner
Cc: Mike Carpenter | Code DP; Mark Sperrin
Subject: Land east of Rayleigh Road, Thundersley
Attachments: 23-0085-OUT Land East Of Rayleigh Road Thundersley Essex SS7 3UB - Air Quality.docx; FW: Air Quality Assessment (Planning Reference 23/0085/OUT) (23/00438/ENVADV)

Good afternoon, Terry

I hope you had a good weekend.

Further to our recent telephone discussion, I attach the response that our air quality consultant received from the Environmental Health Officer (EHO) of Castle Point Borough Council. This was received on 23 May 2023 (I enclose with this email an email chain showing the request for info from our appointed consultant and the response received from the EHO). I am not sure why this has not been provided to you directly by the EHO, but hopefully this provides you with enough information to chase for their response internally, or to satisfy you that the EHO has no objection to our proposals.

On a separate matter, I understand that our agricultural land survey consultants are able to undertake their ground survey this week on 26 and 27 July, and we are hopeful that we will be in a position to submit their final report within the next fortnight. I will keep you updated as and when I know more. I have continued to keep Natural England updated regarding the ALC survey.

Finally, I wonder whether it would be sensible for us to arrange a meeting to discuss the application in more detail. Whilst we still await a few consultee responses, including highways (for which we are chasing), we have now received feedback from the majority of the statutory consultees. To improve the prospects of our application being considered at committee on 5 September 2023, a meeting may help to address any remaining questions or queries regarding our application. I am conscious of our most recent discussion in which we discussed recent appeal decisions for sites in the Green Belt, including sites in Castle Point, and your advice that there had been discussions internally regarding the consideration of whether very special circumstances could exist for some of the applications currently submitted in the borough. Therefore, it may be sensible and helpful to invite Stephen Garner to join our discussion.

With the meeting in mind, it would also be helpful to know (to ensure that we get any final information to you in time) what your internal deadline will be to finalise your committee report to enable our application to be considered by committee on 5 September 2023 (as I am conscious that this date will approach quickly).

I would be grateful for your thoughts on the above. If a meeting would be of interest, we can provide dates of availability to help arrange a discussion as soon as possible. In addition, please do let me know if it might be sensible or helpful to invite along any of our consultant team, should there be remaining queries for their discipline.

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



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