

From: Liam Ryder | Code DP
Sent: 17 August 2023 12:30
To: Terence Garner
Cc: Stephen Garner; Mark Sperrin; Mike Carpenter | Code DP
Subject: RE: Land east of Rayleigh Road, Thundersley

Good afternoon, Terry

Noting your email of yesterday afternoon, I trust that the additional requests for consultee responses (such as Place Services for ecology) will be issued this week (if they have not been already), noting that most consultees require a 21-day period of consultation prior to issuing their thoughts on an application (there did not appear to be any reference to these in the table of consultee responses shared this morning, although I apologise if I have missed reference to them in the document). We note that the 15 September 2023 internal report deadline is fast approaching, with four weeks between now and then. I hope that by working together, and with Stephen's assistance as discussed and agreed in our meeting last week, that we can achieve the aim of listing our site on the agenda for the October planning committee. Please do let me know if we are able to assist you in any way, should you require any additional information.

Thank you for sharing the table of consultee responses this morning. I shall review later today and will come back to you with any thoughts, comments or queries which we can then potentially discuss tomorrow, or early next week, if necessary.

Kind regards
Liam



Liam Ryder MPlan (Hons) MRTPI
Associate Director

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From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Wednesday, August 16, 2023 5:35 PM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley

Hi Liam, no problem I would emphasise the 15/9/23 is tentative at present if I can achieve that date I will but I still have a lot to go through to get the report done and I am having a week off in between these times.

Kind regards,

Terry

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

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

Sent: 16 August 2023 17:30

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

Subject: RE: Land east of Rayleigh Road, Thundersley

Hi Terry

Many thanks for confirming and no problem. Look forward to reviewing tomorrow.

I am grateful, too, for the confirmation of your internal report deadline for the October planning committee.

Kind regards

Liam



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From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Wednesday, August 16, 2023 5:14 PM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley

Hi Liam, no problem chasing. I have had problems today with our uniform system which has held me up all day.

I have completed the spreadsheet just need to check it with uniform to make sure I have them all. Should be able to get it to you tomorrow.

Stephen has given me a deadline of 15th September to have my report done for October committee and that is what I am aiming for.

Kind regards,

Terry

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

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

Sent: 16 August 2023 16:50

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

Cc: Mark Sperrin <marksperrin@this-land.co.uk>

Subject: RE: Land east of Rayleigh Road, Thundersley

Hi Terry

Apologies for chasing, could I please ask for an update on the table of consultee comments? I think we also discussed the preparation of a timetable for the consultees you wish to re-visit for an updated response and the additional consultees to ensure that we can steer our application to the October planning committee meeting. I would be grateful if you could advise on receipt of this as well, please.

Kind regards
Liam



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From: Terence Garner <TGarner@castlepoint.gov.uk>
Sent: Monday, August 14, 2023 10:50 AM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley

Hi Liam, sorry did not get the spreadsheet to you on Friday but I am working on it. I will send over as soon as I complete all the comments.

Kind regards,

Terry

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

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

Sent: 11 August 2023 16:35

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

Subject: RE: Land east of Rayleigh Road, Thundersley

Good afternoon, Stephen

Many thanks for following up on this matter and for updating me. As mentioned yesterday, I am signed up to receive updates from the council's website regarding progress with the new Castle Point Plan, and so I will keep an eye out for these in my inbox.

I hope you have a good weekend.

Kind regards

Liam



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From: Stephen Garner <SGarner@castlepoint.gov.uk>
Sent: Friday, August 11, 2023 4:13 PM
To: Liam Ryder | Code DP <liamryder@codedp.co.uk>; Terence Garner <TGarner@castlepoint.gov.uk>
Subject: RE: Land east of Rayleigh Road, Thundersley

Good Afternoon Liam,

Having spoken to Amanda today, she has confirmed that the Local Housing Needs Assessment will hopefully be being published some time in October.

Developer consultations will start once there is something concrete from the public consultations. But as yet, no firm timeframe for this.

Kind regards

Stephen Garner BSc (Hons) MSc MRTPI
Planning Manager
Place and Policy

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From: Liam Ryder | Code DP <liamryder@codedp.co.uk>
Sent: 10 August 2023 16:47
To: Terence Garner <TGarner@castlepoint.gov.uk>; Stephen Garner <SGarner@castlepoint.gov.uk>
Cc: Mark Sperrin <marksperrin@this-land.co.uk>; Mike Carpenter | Code DP <mikecarpenter@codedp.co.uk>
Subject: Land east of Rayleigh Road, Thundersley

Dear Terry and Stephen

Thank you both for your time this afternoon and for a helpful and positive meeting. We look forward to working with you both towards the determination of the planning application.

As discussed at the meeting, there were a couple of matters we were going to signpost for you for ease of reference. The construction access design, and construction traffic routing plan, is contained at appendix P of the submitted Transport Statement. Plan 47268_2001_004 rev P2 shows the location of the proposed temporary construction access onto Rayleigh Road, with swept path analysis for a large construction/articulated vehicle to gain access into and out of the site. In addition, the plan shows how the access has been designed to ensure that the nearby trees (and their root protection areas) are not impacted by the temporary construction access. As clarified in the meeting, the intention will be for the access to be closed once construction has finished, to revert to a pedestrian/cycle link only.

The general site access drawings are contained at appendix C of the Transport Statement, although I also submitted the plans individually for ease of reference (plans 47268/5501/001 P12 and 47268/5501/002 P8). Plan 47268/5501/001 P12 shows the proposed access onto Stadium Way and the necessary visibility splays which can be achieved to facilitate the access. I would envisage that Mark Lawrence's response on behalf of ECC Highways will address the safe operation of this access (and the access onto Daws Heath Road), when this is hopefully received next week. Cross referencing with the Arboricultural Impact Assessment demonstrates that the Daws Heath Road access can be achieved with the loss of two category C trees (T359 and T360). The trees to be removed to facilitate the northern access onto Stadium Way appear to all be category C trees.

If there are any other matters which would be helpful to signpost you to further to our meeting this afternoon, or any further information you require to aid in your consideration of the application, please do let me know. I look forward to receiving your spreadsheet, Terry, and working with you to address any remaining queries or comments to enable the scheme to be determined by the planning committee in October. As discussed earlier, if it might be possible to have an indicative timeframe for seeking final consultee responses/clarifications to enable us to hit this deadline, this would be much appreciated.

Kind regards
Liam



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