

CONSULTATIONS RESPONSE FROM SOUTHEND - ON - SEA BOROUGH COUNCIL

Could we place this response on the case file and Public Access please.

Thanks.

Mike / Yvonne: This correspondence will be included on the Addendum Item for the case – I shall address this tomorrow afternoon.

Arwel Gwilliam Evans (*BA Hons: Env Plan*)

Senior Planning Officer, Development Management (North Team) | Planning Services |
Rochford District Council

t: +44 01702 318037 e: arwel.evans@rochford.gov.uk | www.rochford.gov.uk

From: Alan Richards <AlanRichards@southend.gov.uk>

Sent: 09 February 2022 20:23

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Emma Cooney <EmmaCooney@southend.gov.uk>; Emma Lindsell
<EmmaLindsell@southend.gov.uk>; Tim Rignall <TimRignall@southend.gov.uk>

Subject: RE: 21/01184/FUL

Hi Arwel

Sorry I'm only just getting to this.

I confirm that we are supportive of the proposal to apply this measured relaxation to the acceptable uses at the Airport Business Park (ABP). We have been working with HBD (previously Henry Boot Developments) since the end of 2014 on the business park and we have 3 agents (Dedman, Kemsley and Cushman & Wakefield) acting there to cover local, regional and international markets thoroughly. The time ABP has been in the market has provided good insight in to the demand for space which we need to be able to rise to meet in order to keep development active at ABP with the jobs, inward investment and economic growth benefits that brings.

This council was hesitant at first and pressed the partnership hard, particularly in relation to the office and hotel markets without the response from the market that we hoped for. There is however demand from other sectors and the amendment to the uses at ABP will provide the partnership with the opportunity to enable that interest to be secured and for development to progress.

If you need anything further from me or colleagues, please let me know.

Kind regards

Alan

Alan Richards | Interim Executive Director (Growth & Housing)

T: 01702 215540 | M: 07917 084695 | alanrichards@southend.gov.uk | www.southend.gov.uk

Southend-on-Sea Borough Council | Civic Centre, Victoria Avenue, Southend-on-Sea, Essex SS2 6ER

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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 24 January 2022 17:15
To: Alan Richards <AlanRichards@southend.gov.uk>
Subject: RE: 21/01184/FUL

My report needs to be complete Thursday.

So by Thursday would be helpful but it can be submitted later but It makes things messy if not accounted for as part of my overall assessment and I don't want to include it as an addendum item which we have to report with late submissions.

I shall leave it with you and thank you.

Arwel Gwilliam Evans
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From: Alan Richards <AlanRichards@southend.gov.uk>
Sent: 24 January 2022 16:35
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>; 'Kelly McCann' <Kelly.McCann@knightfrank.com>
Subject: RE: 21/01184/FUL

Many thanks Arwel

We will make sure a response comes across to you confirming that we are supportive of the proposal to widen the uses across the site so that we can better match supply to the areas of demand from the market.

Is there a deadline please?

Kind regards

Alan

Alan Richards | Interim Executive Director (Growth & Housing)
T: 01702 215540 | M: 07917 084695 | alanrichards@southend.gov.uk | www.southend.gov.uk
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- ✘ [Instagram.com/southendbc](https://www.instagram.com/southendbc/)

From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 24 January 2022 16:12
To: 'Kelly McCann' <Kelly.McCann@knightfrank.com>
Cc: Alan Richards <AlanRichards@southend.gov.uk>
Subject: RE: 21/01184/FUL

Please find attached an e mail trail and a screenshot of the consultation dates.

We did not issue the P&C information direct (and it was not placed on Public Access for the same reason) as the idea was that the officer in question at Southend I had anticipated would contact me and I could e mail your information over direct. Our Economic Development Officer Cheryl Milton-White has indicated that she has issued the information on the additional evidence to Southend to her counterpart for consideration and discussion as the JAAP is a joint policy BUT ULTIMATELY we need a consultation response from the Borough. We do not have to wait however beyond the statutory 21 day consultation (Development Management Procedure Order 2015) period as this would be our position in the total absence of a response but given the nature of what is in question we would do out best to wait and facilitate a response if it is indicated as forthcoming.

Alan – if you were able to pinpoint us in the direction of the relevant personnel (as I believe Cheryl has in any case made contact with) but provide me with their contact details that would be helpful.

Kind Regards

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Senior Planning Officer, Development Management (North Team) | Planning Services |
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(sent December 2021)

Hi PBC,

Regarding the below – Could we place in the consultation that the additional information submitted (which is private and confidential) could be made available if the relevant officer at Southend Borough were to establish contact with me direct so I could forward the relevant documents direct to the officer in question.

Thanks

Arwel Gwilliam Evans
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From: Arwel Evans

Sent: 04 January 2022 16:05

To: PBC Technical Support <PBCTechnicalSupport@Rochford.gov.uk>

Subject: FW: 21/01184/FUL

RE: Further Supplementary Information submitted to be marked as Private & Confidential & Re-consultation

Could we upload the attached 2 documents onto the case file only and not onto Public Access for now until I review.

Could we also formally reconsult (14 Day re consultation) (advising of supplementary Information / evidence being received) the following:

RDC Strategic Policy
RDC Economic Development
Southend Borough Economic Development

Many thanks

Arwel Gwilliam Evans

Senior Planning Officer, Development Management (North Team) | Planning Services | Rochford District Council

t: +44 01702 318037 e: arwel.evans@rochford.gov.uk | www.rochford.gov.uk

From: Kelly McCann <Kelly.McCann@knightfrank.com>

Sent: 04 January 2022 14:28

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>

Subject: RE: 21/01184/FUL

Hi Arwel,

Further to the below, please find attached Enquiries Trackers in relation to ABPS, and the Quad / Spec scheme specifically.

We have redacted occupier names, and other bits of confidential information.

Please do let me know if you need anything further.

Many thanks,
Kelly



Kelly McCan

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From: Kelly McCann <Kelly.McCann@knightfrank.com>

Sent: 24 January 2022 15:20

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Subject: RE: 21/01184/FUL

Hi Arwel,

Yes, Alan understands that you have already issued to his colleagues. He is just hoping that, if you resend him the consultation request (or your original email), he can apply pressure internally.

Many thanks,
Kelly



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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 24 January 2022 15:08
To: Kelly McCann <Kelly.McCann@knightfrank.com>
Subject: [EXTERNAL] RE: 21/01184/FUL

Thanks Kelly

The consultation requests have already been issued to Southend Council some time ago (I can be more specific with dates – I will look at the system) – but we assume that when we send them they are directed towards the right people – therefore any assistance that Alan can provide in getting the appropriate personnel to comment would be appreciated.

Kind Regards

Arwel Gwilliam Evans
Senior Planning Officer, Development Management (North Team) | Planning Services |
Rochford District Council
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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 24 January 2022 14:05
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Subject: RE: 21/01184/FUL

Hi Arwel,

Yes, sounds good. I will send a diary invite.

On a separate note, I have spoken to Alan Richards who is the Director of Property and Commercial Development at Southend-on-Sea Borough Council. He has asked whether you could send him the consultation request, and he will liaise with Planners at Southend.

Alan's email is: Alan Richards AlanRichards@southend.gov.uk

Many thanks,
Kelly



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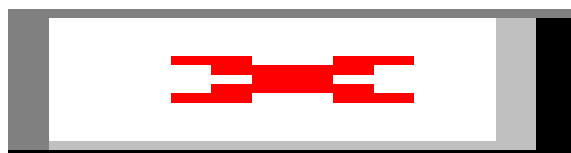
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 24 January 2022 12:08

To: Kelly McCann <Kelly.McCann@knightfrank.com>

Subject: [EXTERNAL] RE: 21/01184/FUL

Could we (you and I) have a conversation between 3 and 4 tomorrow?

From: Kelly McCann <Kelly.McCann@knightfrank.com>

Sent: 24 January 2022 11:38

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>
Subject: RE: 21/01184/FUL

Hi Arwel,

Thanks for your email.

We can do either 10am – 11am, or 3pm – 4pm tomorrow? Let me know if any of those slots work.

Many thanks,
Kelly



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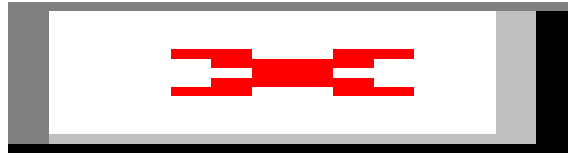
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 24 January 2022 10:24
To: Kelly McCann <Kelly.McCann@knightfrank.com>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>
Subject: [EXTERNAL] RE: 21/01184/FUL

Hi Kelly,

I am considering matters further today and I shall cover in an e mail for your consideration.

Perhaps we could have a discussion tomorrow thereafter if you are free. In terms of what is further in the pipeline (the 2 Full applications that you mentioned were going to be subject of the PRREPP and PPA) can you tell me what the title of those applications were / are going to be as proposed at least in particular the type / quantum of uses / floorspaces.

I am not sure where you are at with these but as per logic set out in my PREAPP letter the 21/01184/Ful is pretty crucial in terms of consideration and a decision which may effect all matters to follow. Are you holding fire on this PREPP now for the next 2 full applications until a decision is made on the 21/01184/FUL application.

At present I am still seeking to expedite a consultation response from Southend Borough without success whilst I have received detailed feedback and exchanged information and discussed with RDC policy and Economic Development. I will be progressing with my two reports this week in any case but once you are in receipt of my e mail setting out the position I consider it would be purposeful to have a conversation (tomorrow if possible).

Kind Regards

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Senior Planning Officer, Development Management (North Team) | Planning Services |
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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 24 January 2022 08:29
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>;

Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>

Subject: RE: 21/01184/FUL

Morning Arwel,

I am just checking in to see whether you will be in the position to share your thoughts / feedback on the Plot 4 applications, as discussed below?

Many thanks,
Kelly



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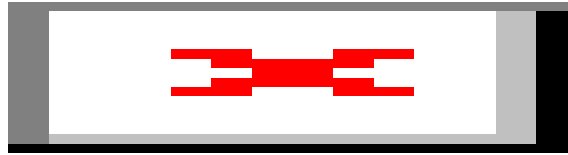
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 21 January 2022 08:35
To: Kelly McCann <Kelly.McCann@knightfrank.com>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>
Subject: [EXTERNAL] RE: 21/01184/FUL

Hi Kelly,

I will be in communication with you much later in the day today to update you on the position. There are a few key matters that I need to consider in conjunction with planning policy first following detailed discussion and consideration.

I will be in touch later today therefore.

Kind Regards

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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 20 January 2022 14:30
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>
Subject: RE: 21/01184/FUL

Hi Arwel,

Thanks for your email. I look forward to your next update.

Of course we appreciate the need to liaise with Southend Borough Council on this. We would be happy to answer any queries they have, or even organise a meeting if they would find that helpful.

I think the important thing to reiterate here is that we are simply seeking to diversify employment uses, rather than introduce retail / leisure uses. If it would provide comfort to Southend or Rochford, we would be happy to amend, rather than omit Condition 14, to put a floorspace cap on non-employment uses.

Owing to the fact that the deadline for submitting further Reserved Matters Applications has passed, this Condition really will not impact upon development coming forward; rather, it allows units that already have B1/B2/B8 use (via REM applications) to operate flexibly under those uses.

Many thanks,
Kelly



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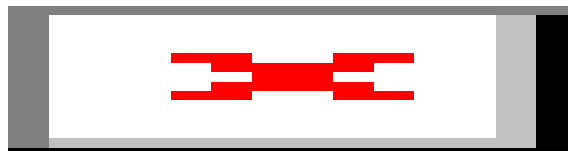
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 19 January 2022 11:49
To: Kelly McCann <Kelly.McCann@knightfrank.com>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Mike Stranks <Mike.Stranks@Rochford.gov.uk>
Subject: [EXTERNAL] RE: 21/01184/FUL

Hi Kelly,

I have been in considerable liaison / discussion with RDC Strategic Policy whilst the outcome of our discussions will be made clearer towards the end of this week I anticipate. There has been considerable input from myself and policy whilst given that the JAAP is a joint policy with Southend Borough we have issued 2 consultations and it is imperative that we receive a response from their Economic Development and or Planning Policy personnel. To date I have received nothing.

I will be in a better position to formally outline the position within the next few working days. The same applies with committee consideration as for reasons I have only become aware of last night the committee dates for February have been brought forward and I am not currently clear on the deadline date for the completion of committee reports in advance of committee which am seeking clarification from my managers regarding.

I have placed time in my diary early next week to complete 2 reports (21/-1184/FUL and 21/01185/REM), but I need on committee deadlines to confirm anything else at this stage.

Kind Regards

Arwel Gwilliam Evans
Senior Planning Officer, Development Management (North Team) | Planning Services |
Rochford District Council
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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 19 January 2022 11:38
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Subject: RE: 21/01184/FUL

Hi Arwel,

Please can you provide an update on the below, and the application generally?

Are you satisfied with the revised information, and is the application scheduled to be determined at the February Committee?

Many thanks,
Kelly



Kelly McCann

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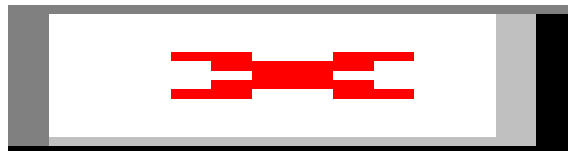
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From: Kelly McCann <Kelly.McCann@knightfrank.com>

Sent: 10 January 2022 16:22

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Subject: RE: 21/01184/FUL

Hi Arwel,

Further to the below, we understand that our PPA covers a Members Briefing.

We would be interested in meeting with Members to provide a general update on works at ABPS, and to go through the specifics of the Plot 4 application (if required).

Please can you confirm how we go about organising the Members Briefing, and when you think this should take place?

Many thanks,
Kelly



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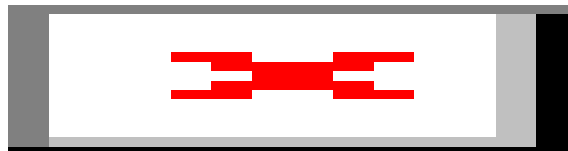
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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 04 January 2022 16:51

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Subject: RE: 21/01184/FUL

Hi Arwel,

Thanks for your help – please do let me know if you need any further information, as we really do need to make the February Committee.

Many thanks,
Kelly



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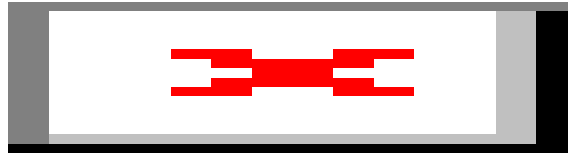
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 04 January 2022 16:43
To: Kelly McCann <Kelly.McCann@knightfrank.com>
Subject: [EXTERNAL] RE: 21/01184/FUL

Thanks for this Kelly.

I have asked for the information to be uploaded to the working case file only and kept private and confidential. We will however make this information available to :

RDC Strategic Policy
RDC Economic Development
Southend Borough Economic Development

As part of the ongoing consultation process.

Kind Regards

Arwel Gwilliam Evans
Senior Planning Officer, Development Management (North Team) | Planning Services |
Rochford District Council
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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 04 January 2022 14:28
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>;
James Cogan <James.Cogan@knightfrank.com>
Subject: RE: 21/01184/FUL

Hi Arwel,

Further to the below, please find attached Enquiries Trackers in relation to ABPS, and the Quad / Spec scheme specifically.

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Please do let me know if you need anything further.

Many thanks,
Kelly



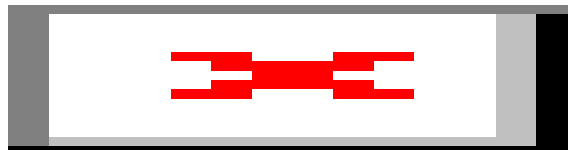
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 04 January 2022 13:33

To: Kelly McCann <Kelly.McCann@knightfrank.com>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>;

James Cogan <James.Cogan@knightfrank.com>

Subject: [EXTERNAL] RE: 21/01184/FUL

Hi Kelly,

Thank you for your e mail and update.

I shall look forward to receiving the required information for consideration. Just to re cap on what has been previously set out – although the evidence is key in terms of supporting the case the application must set out – if needed (depending on how the information is submitted) we will treat the information as private and confidential if there is reference to any particular companies etc such that commercially sensitive data is not made public.

We will of course need to articulate relevant information supporting the application within the public (officer's) committee report and as I previously stated I think the focus is on the kind of businesses and uses, interest by what type of companies, jobs created etc rather than naming the companies themselves. You may wish to consider this matter when preparing / submitting the information.

Once received I will consider the information before any filing takes place to ensure the proper treatment of this information in terms of the non - availability of any commercially sensitive data (if submitted in this manner) within the wider public realm, although any information submitted will have to be shared with consultees including RDC Strategic Policy, Economic Development and Southend Borough.

Kind Regards

Arwel Gwilliam Evans

Senior Planning Officer, Development Management (North Team) | Planning Services |
Rochford District Council

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From: Kelly McCann <Kelly.McCann@knightfrank.com>

Sent: 04 January 2022 11:00

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; James Cogan <James.Cogan@knightfrank.com>;

Nick Diment <Nick.Diment@knightfrank.com>

Subject: RE: 21/01184/FUL

Hi Arwel,

Hope you had a lovely break.

Further to the below, and as highlighted by Nick, we understand that the scheme will now be determined at the February Committee.

We will have the marketing intel over to you by COB tomorrow. I will keep you updated.

Let me know if you have any queries in the meantime.

Many thanks,

Kelly



Kelly McCann

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Senior Planner

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Knight Frank
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W1U 8A
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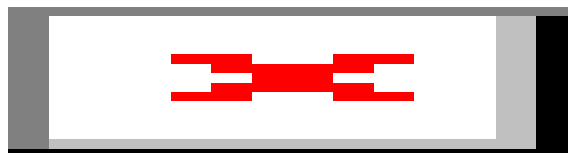
T: [+44 20 3866 7794](tel:+442038667794)

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From: Nick Diment <Nick.Diment@knightfrank.com>

Sent: 23 December 2021 09:28

To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Kelly McCann <Kelly.McCann@knightfrank.com>;

James Cogan <James.Cogan@knightfrank.com>

Subject: RE: 21/01184/FUL

Hi Arwel

Thank you for your email. I understand we are now targeting the February (24th) Committee.

Hope you have a good Christmas and look forward to picking things up again in January.

Nest

Nick



Nick Diment

Partner

Knight Frank
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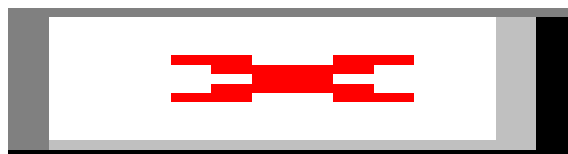
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Sent: 22 December 2021 15:37
To: Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Kelly McCann <Kelly.McCann@knightfrank.com>
Subject: [EXTERNAL] FW: 21/01184/FUL

Good afternoon both,

I note from the auto response that Kelly is not in the office now until 4th January.

I just wanted you to be aware of the e mail trail in that the LPA has requested further information to support this application which we still await.

In view of the circumstances this case is not going to make January committee. The PPA makes provision for such circumstances which on receipt of the required information I would welcome an opportunity to review with Kelly.

Kind Regards

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From: Arwel Evans
Sent: 22 December 2021 15:21
To: 'Kelly McCann' <Kelly.McCann@knightfrank.com>
Subject: FW: 21/01184/FUL

Good afternoon Kelly,

I refer to my e mail of 17th December attached below. Are you in a position to indicate when the required evidence / information will be submitted for consideration. The absolute deadline for the completion of a committee report to make the January cut is 30th December taking into account Christmas. The key consultees will also need this information to consider this information which is key to the consideration of the evidence and their response informing my consideration and my report.

In view of the circumstances we will need to review the timescale for determination as covered by the PPA.

Kind Regards

Arwel Gwilliam Evans
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From: Arwel Evans
Sent: 17 December 2021 13:43
To: 'Kelly McCann' <Kelly.McCann@knightfrank.com>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>
Subject: RE: 21/01184/FUL

Thanks Kelly.

To be reasonable the consultees need time to consider the information and a matter of a few days is not adequate or reasonable. Their consultation response is key in informing a consideration. The timescale is too tight now to guarantee or expect closure in terms of a report by Friday.

Kind Regards

Arwel Gwilliam Evans
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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 17 December 2021 13:28
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>
Subject: RE: 21/01184/FUL

Hi Arwel,

I will get this over to you on Monday – trust this is ok?

If you get this on Monday, I assume we can proceed with the January Committee? Please confirm.

Many thanks,
Kelly



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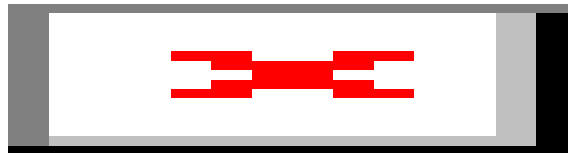
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: 8

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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 17 December 2021 13:12

To: Kelly McCann <Kelly.McCann@knightfrank.com>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>

Subject: [EXTERNAL] RE: 21/01184/FUL

Hi Kelly,

Further to our communication on this matter, can you indicate when the evidence will be submitted as although the information will not be placed on public access it does need to be shared with my colleagues in Planning Policy and Economic Development as statutory consultees.

As the JAAP is a joint policy between RDC and Southend Borough we have also consulted Southend. When the information is submitted it would be reasonable that Southend also has the opportunity to consider the evidence in consideration of its statutory consultation response to

the application. If you have any reason for concern in terms of the limited sharing of this information for the purposes of assessing the validity of the evidence which supports the application please advise.

I am mindful that in order to make the cut for January committee that my report needs to be completed by the end of next week now, whilst given the situation where we have required and are awaiting the evidence for consideration - it would seem to be to be reasonable that we review the PPA and the clauses written in to cover circumstances such as these to cover the situation.

Kind Regards

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From: Kelly McCann <Kelly.McCann@knightfrank.com>
Sent: 14 December 2021 14:23
To: Arwel Evans <Arwel.Evans@Rochford.gov.uk>
Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>; Nick Diment <Nick.Diment@knightfrank.com>; James Cogan <James.Cogan@knightfrank.com>
Subject: RE: 21/01184/FUL

Hi Arwel,

Many thanks for your email.

To confirm, if we were to send a schedule of interest to date (stating floorspace requirements, use class, named operator), would this be kept confidential (i.e. for Officer review only?) Would this need to be shared with Committee? HBD would have reservations regarding any commercially sensitive documents getting out into the public domain.

Many thanks,
Kelly



Kelly McCan
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Senior Planne
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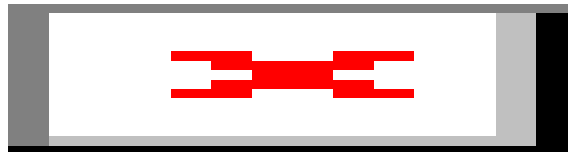
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From: Arwel Evans <Arwel.Evans@Rochford.gov.uk>

Sent: 14 December 2021 14:01

To: Kelly McCann <Kelly.McCann@knightfrank.com>

Cc: Yvonne Dunn <Yvonne.Dunn@Rochford.gov.uk>

Subject: [EXTERNAL] 21/01184/FUL

Good afternoon Kelly,

I refer to the submission of this application to remove condition 14 of the outline permission (reference 15/00781/OUT) which of course is covered by the PPA.

I note the 2 documents submitted in support of the application which are key - as these tie in and respond to the pre application advice issued in that it was stated that robust justification and compelling evidence (or words to that effect) would need to be provided to support the application. I note it states within the application as follows:

All three exclusive agents are in keeping with market practice incentivised to work collaboratively and have attended marketing meetings on a monthly basis where enquiries have been presented. Accordingly, we have extensive data on the interest in the site. Whilst confidential, a record of this interest can be shared with the Council, if necessary, upon request (ended).

Although it is understood what has been set out by the documents (as highlighted below) I do not consider that this information in itself is sufficient as an evidence base to support what must be a robust case supported by evidence. Although I appreciate that the information which you highlight above is confidential – given the materiality of this information to the overall consideration of this application the council as an LPA and consultee considers it is essential that this information is submitted now for consideration. I am in discussion with Strategic Policy over this matter whilst the view of the council's Economic Development Team on this matter is also key.

Although I appreciate that the information must remain confidential given its commercial sensitivity, I kindly request that you provide me with information relating to the highlighted. Could you also indicate a timescale for the submission of this information in its totality, such that we can take into account how this may impact on the timescales going forward.

Kind Regards

Arwel Gwilliam Evans

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