

Subject: RE: Reasons for Refusal
Date: Friday 26 July 2024 at 13:13:51 British Summer Time
From: Caroline Corrigan
To: 'Ben Yallop', Emma Goodings, Kathryn Williams, Shanshan Li
CC: Jane Piper
Attachments: image004.png, image006.jpg, image007.jpg, image008.jpg, image009.png

Dear Ben,

Please find agreed wording for reasons, I understand that Kathryn will contact you shortly to discuss next steps,
Best wishes,
Caroline

1. The proposed three storey buildings by reason of their height and location at the proposed new junction of Chelmsford (Western Gateway) and new entrance within Alexander Lane (Southern Gateway) do not respond sympathetically to the existing context of the area, which is predominantly two storey buildings, and are harmful to the character and appearance of the area, in conflict with local plan policy BE14 - 1. e
2. There has been insufficient early, inclusive and effective engagement with the community in conflict with Policy BE14 - 2.a. and as such there has been failure to properly consider the needs of the community within the development.
3. The type, mix, and size of the affordable housing units, especially the three and four bedroom houses does not adequately reflect the Council's identified need as per paragraph 6.36 (p115 of the Adopted Local Plan) which identifies a need of 86% affordable/social rent and the Size & Tenure of all affordable housing required up to 2033, (figure 6.2 of the Adopted Local Plan also on p115) and therefore, the offer would not meet the aims and objectives of Policy HP05 because it would not meet the adopted requirements for affordable housing across tenure and size in the Borough.

  	<p>Caroline Corrigan Corporate Manager Development Management Brentwood Borough Council & Rochford District Council</p> <p>T: 01277 568369 E: caroline.corrigan@brentwood.rochford.gov.uk www.brentwood.gov.uk www.rochford.gov.uk</p>
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From: Ben Yallop <Ben.Yallop@croudace.co.uk>
Sent: Wednesday, July 24, 2024 5:06 PM
To: Caroline Corrigan <caroline.corrigan@brentwood.rochford.gov.uk>; Emma Goodings <emma.goodings@brentwood.rochford.gov.uk>; Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>
Cc: Piper, Jane <jane.piper@stantec.com>
Subject: RE: Reasons for Refusal

Thank you

Do you have a date we can expect it?

Ben Yallop BSc (Hons), MRICS
Land Director (North)

01462413486
07717488989

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Croudace House, Gernon Road, Letchworth, Hertfordshire, SG6 3HL

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From: Caroline Corrigan <caroline.corrigan@brentwood.rochford.gov.uk>
Sent: Wednesday, July 24, 2024 4:11 PM
To: Ben Yallop <Ben.Yallop@croudace.co.uk>; Emma Goodings <emma.goodings@brentwood.rochford.gov.uk>; Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>

Cc: Piper, Jane <jane.piper@stantec.com>
Subject: RE: Reasons for Refusal

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Hi Ben,

Im waiting for final sign off from Members. Will give them a nudge and wing them over to you as soon as I have them.

Regards,
Caroline

TWO COUNCILS ONE TEAM	Caroline Corrigan Corporate Manager Development Management Brentwood Borough Council & Rochford District Council T: 01277 568369 E: caroline.corrigan@brentwood.rochford.gov.uk www.brentwood.gov.uk www.rochford.gov.uk
 BRENTWOOD BOROUGH COUNCIL	 Rochford District Council

From: Ben Yallop <Ben.Yallop@croudace.co.uk>
Sent: Wednesday, July 24, 2024 3:04 PM
To: Emma Goodings <emma.goodings@brentwood.rochford.gov.uk>; Kathryn Williams <Kathryn@kewplanning.co.uk>; Shanshan Li <Shanshan@kewplanning.co.uk>; Caroline Corrigan <caroline.corrigan@brentwood.rochford.gov.uk>
Cc: Piper, Jane <jane.piper@stantec.com>
Subject: Reasons for Refusal

Do you know when we will have the reasons for refusal? We are two weeks since committee and we are still waiting.

Ben Yallop BSc (Hons), MRICS
Land Director (North)

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07717488989

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Croudace House, Gernon Road, Letchworth, Hertfordshire, SG6 3HL

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