

From: John Rooney [REDACTED]
Sent: 21 October 2025 10:13
To: Section 62A Applications Non Major <section62anonmajor@planninginspectorate.gov.uk>
Subject: 286 Wells Road (S62A/2025/0120)

Hi Leanne

We've just seen the LPA statement, and with regards to suggested reason for refusal 2, we would wish to clarify that whilst the applicant has right of access to the lane between the site and 2 Greenmore Road, we are not relying on this for the cycle access (which is through the building as per the prior approval, and hence the width of the corridors).

With regards to suggested reasons for refusal 1 and 3, would we have the opportunity to come back on these? We feel that the Council hasn't taken into account the prior approval, nor the fact it has no 5YHLS, nor has it passed the housing delivery test in any of the past 6 years.

Kind regards

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