

Richard

To: 'Jones, Becky'
Cc: Ian Roberts; Stu Eve; Matt Rous; Lucy Marston; Jayne Lomax; Paul Stevens
Subject: RE: Portway House new access PL/2026/00652
Attachments: PL.2026.00652 Portway House WA Heritage Response to Conservation Officer comments 13.05.26.pdf; PL.2026.00652 Bellamy Roberts response to Highway comments 13.05.26.pdf

Dear Becky

Further to our telephone conversation, I now confirm:

Matter 1:

The description of development need no longer be linked to the refused Class MA application:

Proposed new vehicular, pedestrian access, and dropped kerb with removal of three temporary structures and replacement of trees. ~~(to enable PL/2025/09973 – Prior Approval under Part MA of the GPDO for the change of use of Class E space to form 20 apartments (Class C3))~~

Matter 2:

The holding comments by Andrew Minting, have been carefully considered by Wessex Archaeology (WA) and I now attach their **Heritage Rebuttal**:

- Historic mapping shows multiple Portway accesses; current restricted access is comparatively recent.
- Proposed access is minor, preserving conservation area legibility and listed building significance.
- WA should have been given the opportunity to comment on Mr Minting's objection to the Class MA application PL/2025/09973 published 7 May 2026, and refused 7 May 2026 ...

Matter 3:

The holding comments by County Highways, have been carefully considered by Bellamy Roberts and I now attach their **Highways Rebuttal**:

- Dropped kerbs and £10,000 contribution require proper regulatory justification.
- Existing side access has operated safely for years without undue concern.
- Refuse collection guidance should be applied flexibly for existing brownfield buildings.
- Cycle storage is safe, secure, and accessible to future residents.

Matter 4:

We agree to the extension of time, you seek.

Please can this email and the enclosures be uploaded to the Planning Register?

Kind regards

Richard Greenwood BA(Hons) BPI MRTPI

Director

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