

Planning Application Ref: P/2022/0002 - Residential Development at Land Off Main Street, Bettisfield 18/5/2022

2441/4.1

Good afternoon Simon, I trust you are well.

Following the detailed discussions between our Transport planner and your colleagues in your Highways Department, we have completed our review of the highways issues regarding the above project and therefore duly attach for your attention a pdf copy of our revised drawing nos. 2441/D03 rev. B, D04 rev. B, D05 rev. A, D07 rev. A and D09 rev. A.

I confirm the first two drawings illustrate the revised site layout, following said discussions with Highways, including an updated junction at the site entrance, widened access road internally to the site with an adjacent service strip, internal turning head and revised plot layouts as a result, whilst the next two illustrate the revised house plans/elevations on plots 1 & 3 which now have open "car-ports" rather than garages, as requested by Highways and the final drawing omits the garage and illustrates the car-ports only.

In tandem with our drawings, the Transport Planner has prepared a Transport Technical Note and supporting Appendices which has been uploaded as a pdf copy to the WeTransfer website, for your attention, at the following link:

<https://we.tl/t-65e8Xl4ynh>

Unfortunately, the file sizes are too large to be sent by email but are below the 10mb for the planning portal.

We believe we have now fully addressed the various comments previously raised by Highways and I understand Alan Kane has been liaising directly with you regarding the drainage issues on the site, although he is awaiting any further comments from you. He has indicated an amended drainage layout, to reflect the revised site layout will be issued directly to you in the next day or two. Similarly, I understand our Ecologist is awaiting agreement of the principle of our proposed drainage, i.e. cess tanks, before conducting his HRA, as requested by NRW. This I believe is the sole remaining outstanding information.

Consequently, we await your agreement to said drainage proposals, to commence the remaining information required. However, please do not hesitate to contact me with any comments you and other consultees may have regarding the attached information, or if you feel further information is required in order to determine this application.

Regards,

Paul Rees

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