

Good Afternoon David.

Best wishes to you for 2020. From our order books, it looks like we will be 'doing more business' with you through the year.

For Broad Oak, we have had some discussions with Maria Stewart, and we have re-surveyed the site now that the undergrowth has been cleared.

Please find attached an updated drawing 1413-163 C, with the amended and updated proposals. The new access position has been adjusted between the major trees and the BT pole.

We continue to believe the new fence (Not the entrance walls etc) is **Permitted Development**. HCC Highways have confirmed that the highway boundary is 1.8m back from the road edge. email of 27/11/18 - attached. This is shown on the new drawing.

With the fence proposed at 3.0m back from the road edge, we are proposing a landscape screen 1.2m wide, on Mr Levy's verge, in front of the fence. A Landscape Specification for the verge planting is attached.

Taking all the above together, we believe the proposed fence **NOT TO BE ADJACENT** to the highway, and as such within the terms of Permitted Development. The attached notes prepared by John Andrews Associates, 28/11/2007, give what we consider to be a good review of the definition of 'adjacent', to support our interpretation.

Also attached is a photograph of the entrance to Deer View Lodge, immediately to the south of Broad Oak, where the wall projects ahead of the proposed fence line. A second photograph shows the rendered boundary wall, 50m north of broad Oak, where the wall is clearly within the definition of 'adjacent', and is unquestioned.

I trust you will be able to agree all of the above. If you wish to discuss matters further, I will be pleased to hear from you.

regards

Martin



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