

Good Afternoon David,

Thank you for your time on the video call yesterday afternoon. We agree to the extension of time to 3rd December 2022.

Please find further evidence attached regarding the matters we discussed. We have cc'd in Steve Weaver to this email, not to 'go over your head' per se, but we would very much value a second opinion when making the determination in line with the tilted-balance and what constitutes a 'significant and demonstrable harm'. We strongly feel the evidence attached is sufficient to overcome your concerns, and welcome both your comments in response to this.

In summary, Highways have stated that the application cannot be refused on Highways matters and that manoeuvring should be conditioned, we also meet the criteria within the Parking and Design Guide SPD. Therefore, there is absolutely no significant and demonstrable harm caused by the parking layout. We have provided evidence on local and wider borough parking to alleviate your concerns about the impact on residential amenity in regards to the distance between the parking and the front doors.

In the meantime, we will update the nitrates calculations and return these to you. Can you confirm that if the HRA/AA is undertaken and financial contributions are paid, that a refund will be given if the application is not Permitted? We can then speak with the Applicant further regarding this.

Kind Regards,

Sarah