

10th March 2020

The Savills logo, featuring the word "savills" in a red, lowercase, sans-serif font, set against a yellow rectangular background.

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Dear Chris

Section 106a Application – Local Highway Network Report

Please find enclosed (or attached) a copy of Atkins Local Highway Network report which responds to the issues raised in Ceri Morris's letter. I can provide paper copies if necessary.

With respect to the main point (on local highway network), in the light of the commitment to carry out a full review of the Transportation Assessment, the report examines the impacts associated with the next five years of growth forecast at Coed Darcy. This shows that there are no issues on the local highway network for the level of growth described and – for the reasons given - adopts a worst case basis. For the purposes of the modelling this assumes that there is no SAR in place but please be assured that as the report says this only a way to simplify the assessment and the revised 106a will specify when the SAR will need to be open.

It should also be clear that it does not alter the current access into the northern part of the site (beyond the railway) by confirming that all that is proposed in the section 106a is the ability to vary that proposal if it is properly considered and assessed and then agreed by the Council.

On parking levels the report uses evidence to explain why an increase should not have an impact on the impacts predicted on the local highway network.

We didn't discuss the public transport subsidy point when we met and what the report proposes is payment of the whole sum within the next five years. This appears reasonable and sensible, but is a proposal for you to consider. As with the SAR and northern access points, no allowance is made for a bus service in the local network modelling, so it's introduction should only improve performance (or lessen impacts).

On the connectivity point, we have gone as far as we can at this stage. If the approach is acceptable, we can discuss how we build it into the revised agreement.

I trust this is clear and allows us to move forward.

With kind regards and thanks again for your attention

Yours sincerely

A handwritten signature in black ink, appearing to read "Tim Gent".

Tim Gent
Director

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