



Northern Transportation Planning Limited
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Our Ref: 17/103/MJ/jl

14 November 2017

Ashley Guise Esq
Chairman
Linton Village Society

BY EMAIL

Dear Mr Guise,

**PROPOSED RESIDENTIAL DEVELOPMENT ON LAND AT LINTON,
WETHERBY (REF: 17/06609/OT)**

Thank you for your recent instruction.

I attach a copy of an updated Transport Appraisal, originally prepared on behalf of the Residents of Tibgarth, Linton, in response to planning application (ref: 17/00029/OT) in February 2017. As you are aware this application has been appealed on the grounds of non-determination and has been replaced by a new identical application (ref: 17/06609/OT).

Although most of the additional technical information requested in the original Transport Appraisal has not been provided by the developer, Kebbell Homes, two plans prepared by their transport consultants WSP have been posted on the LCC planning portal. These two plans, reference 1266-DDN-03 – Revision C and 1266-DDN-04 – Revision A, both dated 30th March 2017, show part plan and longitudinal sections, proposed highway alignment and cross sections. My comments on the two plans are as follows:-

The contours plan should have been placed on a topographical survey base, not a digital OS plan (topographical survey would be more accurate and would show existing levels and boundary structures). I would stress that the OS plan is not accurate enough for detailed design.

Cont.

The topographical survey that they have included in the planning application is poor quality and, to allow any chance of the highway authority assessing WSP proposals, an existing topographical survey with the existing levels needs to be placed under the contour plan. On WSP's drawing the proposal does encroach outside the planning application red line and the note saying "contours and batters shown indicative to this area (currently no data available)" will not provide the highway authority with any assurance that the access will work. I would stress that the note on WSP drawing of "assumed ground profile (no survey information)" is not accurate enough for a detailed design.

If retaining walls are required at the bottom of the access road will there be enough space for them adjacent to the house boundary? Showing existing levels in that area would help the highway authority consider the proposal.

Please let me know if I can be of any further assistance.

Yours sincerely,



M W Jennings MSc C Eng MICE MCIHT
Managing Director