



Highway Planning Ltd

Highways & Transportation Consultants

Mr N Davis
Davis Planning Ltd
19 Woodlands Avenue
Wokingham
RG41 3HL

15th October 2025

Ref: 25.03.02

Dear Mr Davis,

APPLICATION 250835 – LAND ADJ HUTTS FARM COTTAGE, BLAGROVE LANE, WOKINGHAM

I refer to the consultation response dated 6th August 2025 from the Council's highway officer in respect of the above planning application.

The highway officer has not accepted the previous proposal to measure the visibility splays to the centre of the Blagrove Lane carriageway and has requested that the proposed visibility splays should be drawn to the nearside edge of the main carriageway in both directions (or with a 500mm offset). I reiterate the advice in Manual for Streets:

*"For simplicity it (the y-distance) has previously been measured along the nearside kerb line of the main arm, although vehicles will normally be travelling at a distance from the kerb line. Therefore **a more accurate assessment** of the visibility splay is made by measuring to the nearside edge of the vehicle track."* (my emphasis).

Notwithstanding, the proposed site plan has been revised to show the visibility splays being measured to a 500mm offset from the nearside kerb edge. This has the effect of reducing the splay to the south to 2.4m x 32m. This is a reduction of 5m from the distance required by the recent speed survey. This minor reduction will not have a material impact on the safety of the proposed access, especially bearing in mind the planned closure of Blagrove Lane (to all motorised traffic including motorcycles) and the advice in MfS.

Yours sincerely,

Dermot McCaffery FIHE

Director