



Highway Planning Ltd

Highways & Transportation Consultants

Mr D East
Westbourne Homes
Farthings Barn
Ashridgewood Business Park
Wokingham
RG40 5BS

21st April 2026

Ref: 26.30.01

Dear Mr East,

LAND AT 6 HARVEST PLACE, WARGRAVE, RG10 8AQ

I refer to our recent discussions regarding the potential development of the above site. You are proposing to submit a Planning in Principle application for the development of the site for 2 or 3 houses.

The site is located to the south east of the centre of Wargrave and comprises a paddock at the rear of 6 Harvest Place. There is an existing access to Harvest Place. The site is within walking distance of key facilities and public transport. The Robert Piggott C of E Junior School is a 150m walk distance from the site and Wargrave High Street is a 800m walk distance. Public transport is available via stops on the High Street. Wargrave railway station is a 1.4km walk distance. Pedestrian routes between the site and the village centre have continuous footways and crossing facilities. Therefore, the location of the site can be regarded as sustainable.

The existing access to Harvest Place is formed as a crossover over a grass verge. It is located on the inside of a bend which means that driver visibility at the access is maximised. Immediately to the east of the access Harvest Place is a shared surface road which helps to restrain vehicle speeds from the 5 houses located to the east of the access. Consequently, the available visibility is acceptable.

The consideration of the site access and the layout of the development will be assessed in the Technical Details stage following a successful PIP application.

Yours sincerely,



Dermot McCaffery FIHE

Director

Company No. 11206941
59 Barnards Hill, Marlow, Bucks, SL7 2NX
Tel: 01628 488444 Mob: 07752 913058
Email: dermot@highwayplanning.co.uk Web: www.highwayplanning.co.uk