



Highway Planning Ltd

Highways & Transportation Consultants

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

28th July 2025

Ref: 25.03.01

Dear Mr Davis,

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

I refer to the consultation response dated 3rd April 2025 from the Council's highway officer in respect of the above planning application.

In terms of the access to the development, the highway officer has requested that the proposed visibility splays should be drawn to the nearside edge of the main carriageway in both directions. The proposed site plan shows the splays being drawn and measured to the centre of Blagrove Lane. Paragraph 10.5.3 of Manual for Streets 2 states,

*"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).

As Blagrove Lane has a narrow carriageway, on-site observations show that vehicles tend to drive down the middle of the lane only moving to the nearside if another vehicle is approaching, and this requires both vehicles to slow considerably to complete the manoeuvre. To follow the approach advocated in paragraph 10.5.3 the proposed visibility splays are drawn to the centre of the carriageway as this represents a more accurate assessment of the required visibility splay.

The proposed site layout does not require a turning head for a fire appliance within the site. As shown on drawing 25.03 – 001 a fire appliance can reverse in from Blagrove Lane to reach within 45m of the furthest point of the furthest dwelling. This manoeuvre does not require the vehicle to proceed more than 20m into the access and therefore, in compliance with Part B5 of the Building Regulations, a turning head is not required.

The proposed development has been reduced to 3 dwellings and the layout allows each dwelling to be within 30m of where refuse containers will be site on collection day. This will be from the access onto Blagrove Lane and the precise details of the bin collection point can be the subject of a suitable planning condition.

Details of EV charging points and cycle parking can be submitted as part of any Reserved Matters application and secured at the outline stage via a planning condition.

All highway matters have now been addressed and there is no justifiable highway reason why planning consent should not be granted.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Dermot McCaffery'. The signature is fluid and cursive, with the first name 'Dermot' written in a stylized 'D' and the last name 'McCaffery' in a more legible but still cursive script.

Dermot McCaffery FIHE

Director

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