



Highway Planning Ltd

Highways & Transportation Consultants

**LAND ADJACENT TO MEADOW VIEW,
BLAGROVE LANE,
WOKINGHAM**

MR & MRS WARD

TRANSPORT STATEMENT

AUGUST 2025

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1.0 INTRODUCTION

- 1.1 Highway Planning Ltd has been appointed by Mr and Mrs Ward to provide highway advice in respect of development proposals on land adjacent to Meadow View, Blagrove Lane, Wokingham.
- 1.2 This report has been prepared in support of the development proposals described herein. It should not be reproduced in whole or in part, or relied upon by third parties, without the express written authority of Highway Planning Ltd.

2.0 SITE LOCATION AND PROPOSED DEVELOPMENT

- 2.1 The site is located on the east side of Blagrove Lane and approximately 90m north of the junction of Blagrove Lane and Evendons Lane. The site currently comprises paddock land with an access onto Blagrove Lane at the northern end of the site frontage.
- 2.2 Blagrove Lane is a rural access road that serves a small collection of dwellings and forms links with Doles Lane and the B3349 Barkham Road. In the vicinity of the site frontage Blagrove Lane is subject to the National speed limit although vehicle speeds are significantly below this limit as evidenced by the vehicle speed survey submitted as part of application 250835 (land adj Hutts Farm Cottage, Blagrove Lane) and carried out immediately to the north of the current application site. The recorded 85th%ile speeds were 27.4mph northbound and 28.9mph southbound in January 2025.



2.3 The Blagrove Lane carriageway is approximately 4.9m to 5.3m wide and there is a footway on the east side between Evendons Lane and the site boundary.

2.4 The site is located close to the settlement boundary and within an area that is currently undergoing significant development with the recent approval of the Berkeley Homes scheme on land to the north of the site. The site is connected to Evendons Lane by a continuous footway. Blagrove Lane to the north of the site will become restricted to a footpath/cycleway as part of the approved Berkeley Homes development and this safe access to bus services on Barkham Road. The bus stops for the 3 Leopard service (at the Olde Leathern Bottle) are a 1.2km walk/cycle distance from the site and provide a 20 minute frequency. Alternative bus services (routes 125/125A/125B – 60 minute frequency) are available at Easthampstead Road which is an 840m walk distance from the site.

2.5 Advice in respect of acceptable walking distances is set out within the CIHT's document "*Guidelines for Providing Journeys on Foot*" which recommends the following walking distances.

	Town Centres (m)	Commuting/ School (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

2.6 This demonstrates that the proposed development would be within the "acceptable/preferred maximum" walking distances from public transport services.



2.7 The proposed development comprises the construction of 5 houses (4 x 4 bed and 1 x 5 bed) with a new access to Blagrove Lane.

3.0 HIGHWAY AND TRANSPORTATION CONSIDERATIONS

3.1 The highway considerations for the proposed development relate to the following:

- Access arrangements
- Site specific issues

3.2 These issues will be considered in detail below.

Access arrangements

3.3 The existing site has a gated access at the northern end of the site frontage. The proposed site layout drawing indicates that the existing access will be altered to provide access for plots 1 & 2. The access will have a width of 5.0m and will be in the form of a crossover. The access will split to create a driveway to each plot.

3.4 The access will be accompanied by visibility splays of 2.4m x 40m in both directions to reflect the results of the speed survey detailed in paragraph 2.2 above.

3.5 A new access will be created to Blagrove Lane to serve plots 3 to 5. The access will have a width of 5.0m and it will take the form of a radiused bellmouth due to the difference in levels at the site frontage. The access will lead to a private drive that will lead to each plot.



3.6 The access will be accompanied by visibility splays of 2.4m x 40m to reflect the previous speed survey. The access has been designed to accommodate the swept paths of a fire appliance and delivery vehicle.

Site Specific Issues

3.7 The proposed site layout shows each dwelling having garaging and driveway parking. Plots 1 & 2 are 5 and 4 bedroomed properties respectively and will have double garages plus at least 2 driveway spaces. Adequate space will be provided to ensure that all cars will be able to turn within the site and enter the highway in forward gear.

3.8 Plot 3 is a 4 bedroomed property and will have a single garage plus 3 external spaces. Plot 4 is a 4 bedroomed property and will have a single garage plus 2 driveway spaces. Plot 5 is a 4 bedroomed property and will have a single garage plus 3 external spaces. The usual parking standards require the provision of some unallocated parking spaces. Whilst no specific unallocated or “visitor” spaces are indicated on the proposed layout it is clear that there are opportunities for visitors’ cars to be parked within the driveway layout without causing manoeuvring or access issues for neighbouring plots.

3.9 Each plot will be provided with EV charging points and secure cycle storage. These matters can be secured by suitable planning conditions.

3.10 The layout of the private drive for plots 3 to 5 has been designed to accommodate a fire appliance and delivery vehicle. The swept paths for these vehicles are shown on drawing 25.24 – 001.

3.11 Refuse collection will take place from the Blagrove Lane carriageway in the same manner as the existing properties that front this road.



- 3.12 In response to concerns raised by the highway authority for previous development proposals on Blagrove Lane in respect of pedestrian safety the proposed site layout includes the provision of a 2.0m wide footway across the frontage of plots 1 & 2. This will link to a footpath within the site that will provide a pedestrian route through the private drive for plots 3 to 5 and then linking to the existing footway across the frontage of Meadow View. This facility will ensure that the pedestrian traffic generated by the development will not be required to walk in the Blagrove Lane carriageway.
- 3.13 The approved Berkeley Homes development proposals will close Blagrove Lane to through traffic approximately 100m to the north of the site boundary. This will reduce traffic flows on Blagrove Lane with the intention of making the lane a safer and more attractive environment for pedestrians and cyclists. The proposed footpath link through the site will provide an immediate benefit to the current proposals which will compliment the Berkeley proposals.

4.0 CONCLUSIONS

- 4.1 The site is in an accessible location and the principle of additional residential development in the wider area has been accepted by the Council (and at appeal).
- 4.2 The proposed access arrangements will have suitable visibility splays and junction geometry to safely accommodate the traffic movements that will be generated.
- 4.3 The proposed site layout complies with the Council's requirements for access road design, turning facilities and car parking provision.



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4.4 The proposed pedestrian link through the site and joining with the existing footway in Blagrove Lane will enhance the accessibility of the site and improve pedestrian safety.



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DRAWING No. 25.24 - 001

