



Land East of Lodge Road
Hurst

**Statement of Common Ground
on Highway Matters**

For

Mactaggart & Mickel Homes

Planning Application Ref.220458

Appeal Ref:APP/X0360/W/22/3309202

Document Control Sheet

Proposed Residential Development

Land East of Lodge Road

Hurst

Mactaggart & Mickel Homes

This document has been issued and amended as follows:

Date	Issue	Prepared by	Approved by
15/12/2022	For submission	AW	AW

Signed

Andrew Whittingham, Director

Motion



.....On behalf of.....

Gordon W Adam

.....On behalf of..... Wokingham Borough Council

Principal Development Control Engineer

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- A Lodge Road highway improvements (2101015-01 A4)
- B Tape Lane emergency access (2101015-06C)
- C Tape Lane / School Road highway improvements (2101015-08B)

1.0 Introduction

1.1 This Statement of Common Ground (SoCG) summarises the position reached in respect of highways matters.

1.2 This SoCG relates to Reasons for Refusal (RfR 8) as follows:

Reason for Refusal 8: Highways

'The application fails to demonstrate that the proposed vehicle access, highway alterations and overall development would have an acceptable impact on highway safety, contrary to policies CP1, CP2, CP3 and CP6 of the Core Strategy 2010, Policy CC07 of the Managing Development Delivery Local Plan, Borough Design Guide Supplementary Planning Document 2012, and sections 9 & 12 of the NPPF.'

1.3 The relevant documents relating to the planning application are:

- ▶ Transport Assessment and Framework Travel Plan, 9th February 2022, registered 16th February 2022.

1.4 There have been detailed discussions with WBC Highways prior to and following the submission of the planning application relating to the proposed means of access, the traffic impact of the proposals and the transport improvement package.

1.5 All highway matters have now been fully agreed with WBC and incorporated in an updated Transport Assessment (18th November 2022).

1.6 In addition, an updated Framework Travel Plan (23rd November 2022) and Stage 1 Road Safety Audit, including Designers Response (14th November 2022) have been agreed.

1.7 RfR 8: Highways, has thus been withdrawn subject to agreement of conditions and legal obligations.

2.0 Transport Improvement Package

- 2.1 The transport improvement package is agreed.
- 2.2 The proposed package of improvements consists of the following works which will be subject to the appropriate highways agreements
- ▶ A new site access on Lodge Road in the form of a ghosted right turn lane with a new footway along Lodge Road linking the site to the existing footway to the north and permissive path at Whistley Green (Drawing 2101015-01-A4);
 - ▶ An emergency access onto Tape Lane with dropped kerbs to assist pedestrian movement (Drawing No 2101015-06C);
 - ▶ Pedestrian improvements at the southern end of Tape Lane and School Road consisting of (i) pedestrian/cycle access in the south east corner of the site onto Tape Lane (ii) cutting back of vegetation, (iii) a new footway at the junction of Tape Lane and School Road linking to the existing bus stops and associated dropped kerbs and (iv) dropped kerbs to facilitate pedestrians crossing to St Nicholas C of E school (Drawing 2101015-8B).
- 2.3 The following works will be provided through a Section 106 Agreement.
- ▶ Relocation of the existing 40/30 mph speed limit from its current position in Whistley Green, to south of the new access, subject to the TRO approval process (2101015-01-A4);
 - ▶ A package of pedestrian and cycle improvements to enhance the existing PRoW networks in and around Hurst;
 - ▶ Implementation of a Travel Plan with a contribution to WBC's Myjourney.

Highway Improvements, Lodge Road

- 2.4 Highway access will be provided from Lodge Road, 10m to the north of the existing field access in accordance with Motion Drawing 2101015-01-A4 at **Appendix A**.
- 2.5 This drawing is in accordance with CD123 Geometric design of at-grade priority and signal-controlled junctions, Version 2.1.0 (National Highways; November 2021).
- 2.6 A new footway is provided to the north of the site access along Lodge Road connecting to the existing footway and permissive path at Whistley Green.
- 2.7 A pedestrian crossing refuge is provided north of the access to the site at Whistley Green to enable pedestrians to cross Lodge Road to the permissive path.

Highway Improvements, Tape Lane

- 2.8 An emergency access on Tape Lane is provided with pedestrian/cycle facilities and a pedestrian crossing with dropped kerbs, as shown in **Appendix B**.
- 2.9 A combined footpath / cycleway is provided within the site parallel to Tape Lane. Existing vegetation will be cut back on the verge at the southern end of Tape Lane to facilitate pedestrian movement to School Road.
- 2.10 Improved pedestrian infrastructure is provided at the southern end of Tape Lane to connect the site to the bus stop on School Road to the south of Tape Lane and across to the village / St Nicholas C of E school as shown in **Appendix C**.

Car and Cycle Parking

- 2.11 As this is an outline application the calculation has been based on indicative masterplan and housing mix. The WBC parking calculator states that a total of 346 allocated spaces should be provided with 73 unallocated spaces. The proposed illustrative level of parking is in line with the Borough's parking standards
- 2.12 Cycle parking provision will be provided in line with WBC standards.
- 2.13 Electric vehicle (EV) charging provision will be in line with Building Control Approved Document S or the relevant standards at the time of the reserve matters application.

3.0 Highway Impact of the Development

Traffic Impact

- 3.1 The traffic impact of the development has been assessed robustly using (i) surveyed traffic data and assumptions related to the traffic generation of the development and (ii) WBC's strategic transport model (WSTM4).
- 3.1 The WSTM4 model has confirmed that there is a need to assess only the 3 junctions identified in the Transport Assessment as follows:
- ▶ The site access on Lodge Road;
 - ▶ Lodge Road and Broadwater Lane Priority junction; and
 - ▶ Lodge Road and Sawpit Road Priority junction.
- 3.2 The results demonstrate that all three junctions are predicted to operate well within capacity in the modelled scenarios in 2026 and 2038 and there is negligible effect of the proposed development in terms of predicted delay or queues at the junctions.
- 3.3 The residual cumulative traffic impact of the proposals is thus not severe in terms of Paragraph 111 of the NPPF.

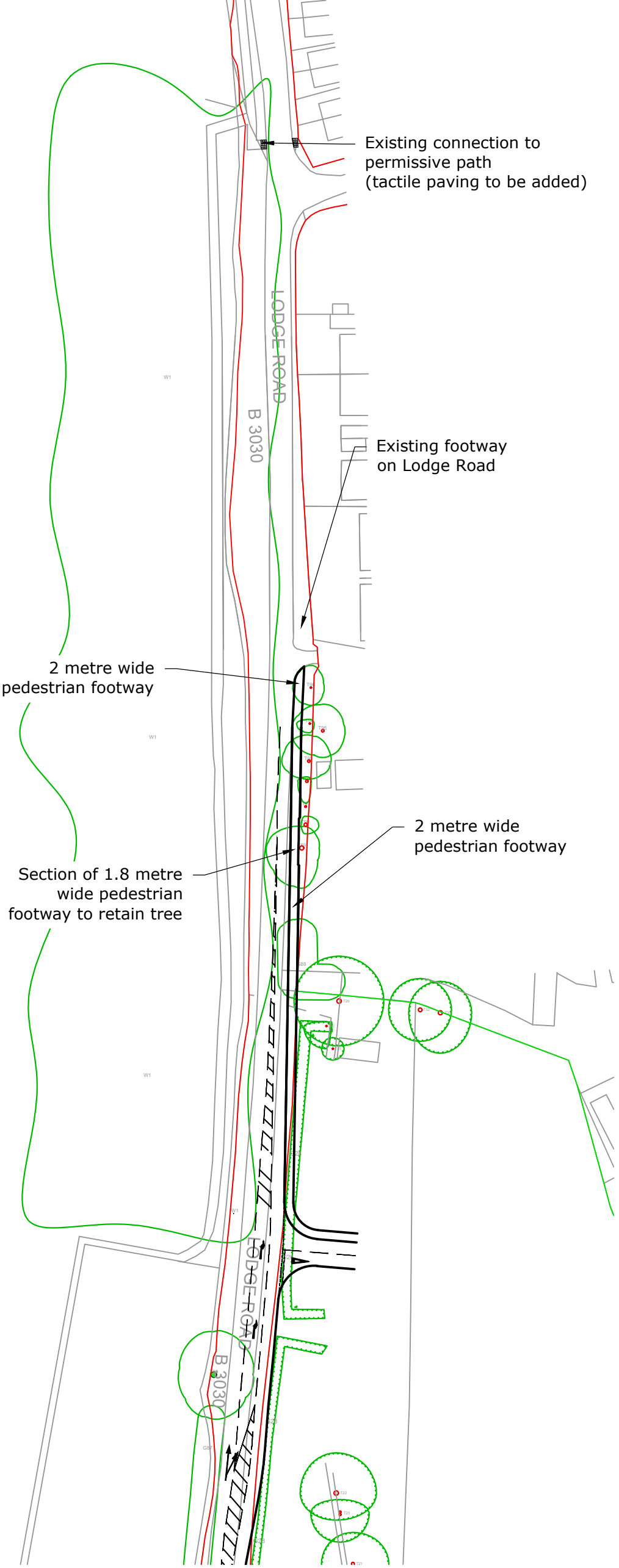
Road Safety

- 3.4 The TA submitted with the application has reviewed the accident pattern around the Appeal site and it is agreed that there is no unacceptable road safety impact on the surrounding highway network. An acceptable Road Safety Audit Stage 1 and Designer's Comments has been submitted and no safety issues have been raised for the proposed highway improvements.

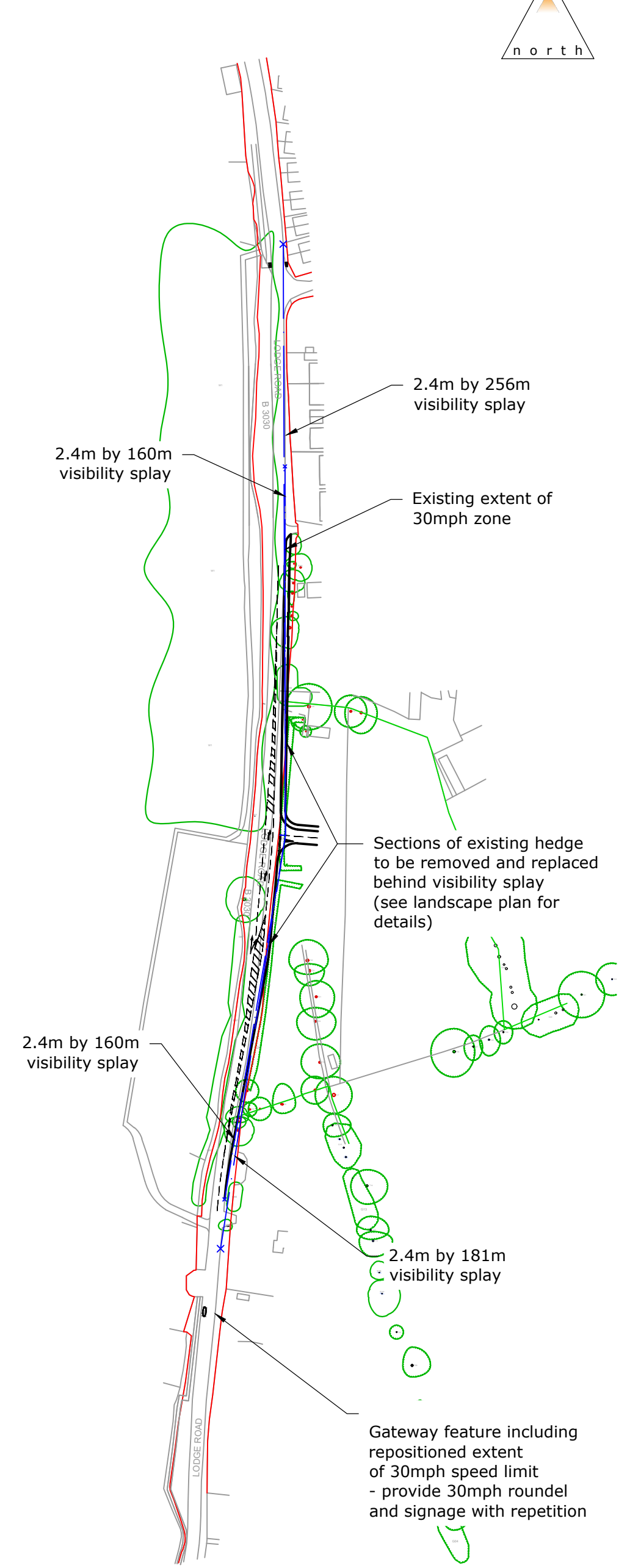
Appendix A

Lodge Road Highway Improvements

Access and Pedestrian Links
(1:1,000 @A3)



Visibility Splays
(1:2,000 @A3)



Legend

- Highway Boundary
- Site Boundary



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Project:
Tape Lane, Hurst

Title:
Proposed Ghosted Right Turn Lane

Scale: Stated (@ A3)

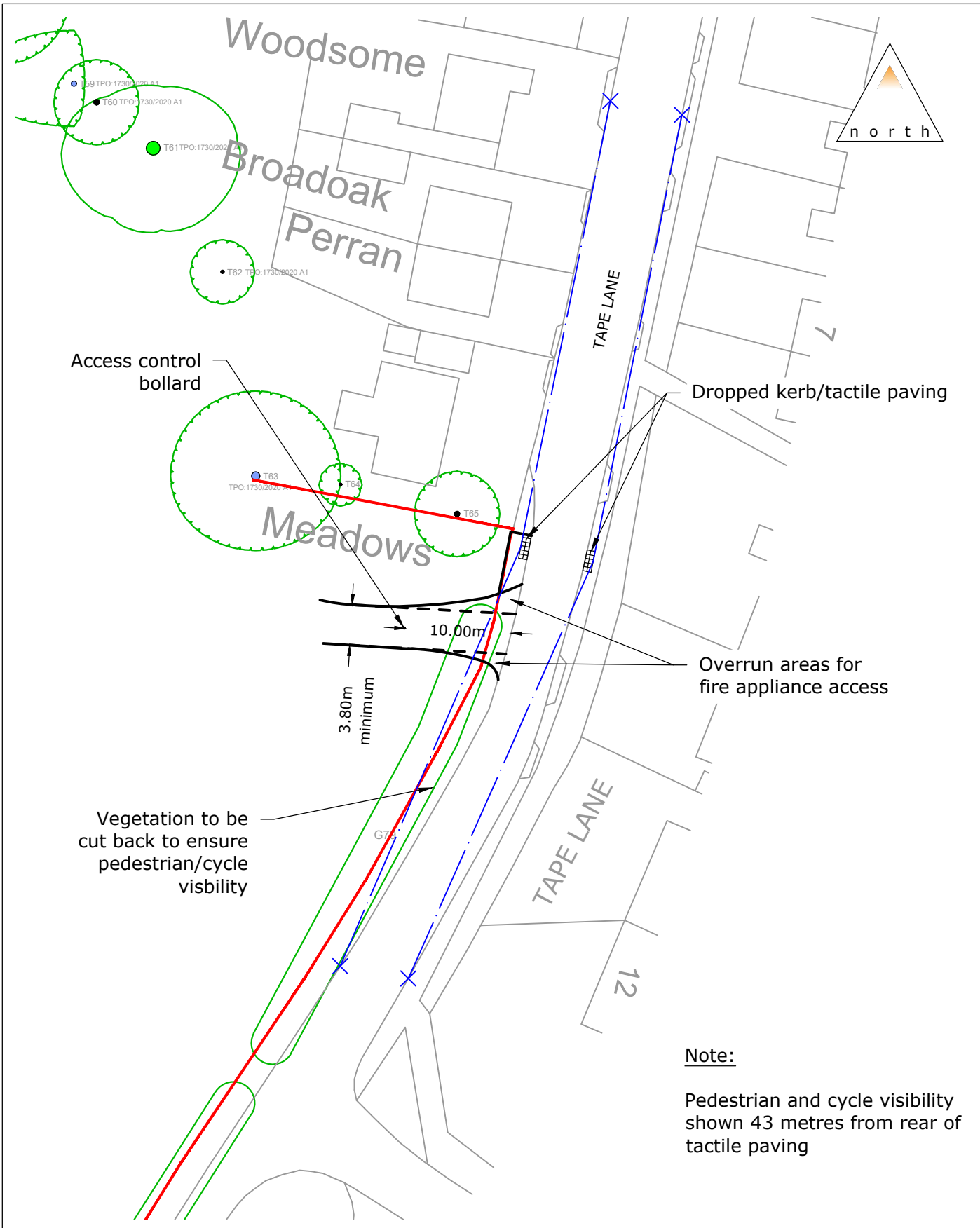
Notes:
Dimensions measured from back of footway to face of tree trunk

Drawing:
2101015-01

Revision:
A4

Appendix B

Tape Lane Emergency Access



C:\Users\JoeEarp\Motion\StaffSite - Matape 2101015\Drawings\2101015-06C.dwg



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Legend

— Site Boundary

Project:
 Tape Lane, Hurst

Title:
 Proposed Emergency Access

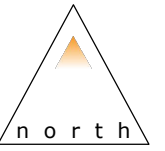
Scale: 1:250 (@ A4)

Drawing:
 2101015-06

Revision:
 C

Appendix C

Tape Lane / School Road highway improvements



Pedestrian/cycle link into site

Bollard to ensure pedestrian/cycle access only

Allotments

TAPE LANE

Existing vegetation to be cut back/maintained to reclaim verge

Existing white line delineating pedestrian strip

New footway

SCHOOL ROAD

Tactile paving at existing dropped kerb

Tactile paving at crossing point

Legend

- Site Boundary
- Highway Boundary



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Project:
Tape Lane, Hurst

Title:
Proposed Pedestrian Connection
Tape Lane

Scale: 1:500 (@ A3)

Notes:

Drawing:
2101015-08

Revision:
B