

Jonathan Read
Pentangle Design Architects
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Our Ref: 029/2026/01 -CAG - Please quote in all correspondence.

30th April 2026

Dear Jonathan,

Re: Lower Road, Breachwood Green - 85th Percentile Speeds and Requisite Visibility Splays.

Further to our appointment, I can advise you that the 7-day Automated Traffic Count at the site has been completed.

During the period 20/03/26 and 26/03/26 the current hourly 85th Percentile speed was found to be **20.1 mph** north bound and **21.6 mph** south bound. I enclose with this document a summary of the ATC results for this period, **Appendix A**.

In accordance with the basic formula for calculating the stopping sight distance, as detailed in Design Manual for Roads and Bridges (DMRB) and Manual for Streets (MfS), for 85th Percentile speeds of **20.1 mph** and **21.6 mph**, visibility splays of **2.4 m x 25 m** are required to the south and **2.4 m x 27 m** are required to the north direction, using MfS standards.

Regarding 'x' distance, MfS paragraph 7.7.7 states 'A minimum figure of 2 m may be considered in some very lightly-trafficked and slow-speed situations, but using this value will mean that the front of some vehicles will protrude slightly into the running carriageway of the major arm.' This is evidenced to be a very lightly-trafficked (32 two-way vehicles in busiest peak hour) and slow speed location, thus reduced visibility splays of **2 x 25 m** and **2 x 27 m** respectively, may be acceptable here for a new access onto public highway.

An assessment of the achievability of these required splays has been undertaken and is attached within **Appendix B** of this letter.

I trust this letter addresses your brief, and I have no objection to you using this document as part of any submission in relation to the above site. However, if you have any queries or wish to discuss further, please do not hesitate to contact me.

Yours sincerely



Carol Grimsey CEng CIHT
For and on behalf of G H Bullard & Associates LLP
Enc.

Appendix A: ATC Summary

Summary 1 of 3

Site Name 2473
Description Lower Road, Breachwood Green - approx 25m N of Orchard Way [30MPH]
Filter Start 2026-03-20T00:00:00
Filter End 2026-03-27T00:00:00

Weekday Traffic

Capital Road Safety Northbound + Average													
Time	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Mean
[--													
0000	1	0	0	1	1	0	0	0	0	0	0	0	15.2
0100	2	0	0	0	1	1	0	0	0	0	0	0	22.4
0200	1	0	0	0	1	1	0	0	0	0	0	0	14.8
0300	1	0	0	0	1	0	0	0	0	0	0	0	16.1
0400	0	0	0	0	0	0	0	0	0	0	0	0	0
0500	2	1	0	1	1	0	0	0	0	0	0	0	16.0
0600	6	0	0	3	3	0	0	0	1	0	0	0	15.8
0700	11	0	1	3	7	1	0	0	0	0	0	0	16.6
0800	19	0	0	9	10	1	0	0	0	0	0	0	16.2
0900	10	0	0	6	4	1	0	0	0	0	0	0	15.6
1000	8	0	0	5	3	1	0	0	0	0	0	0	16.0
1100	10	1	0	6	3	1	0	0	1	0	0	1	15.6
1200	8	0	0	4	2	1	0	0	0	0	0	0	16.7
1300	12	0	0	6	4	2	0	0	0	0	0	0	16.0
1400	8	0	1	3	4	1	1	0	0	0	0	0	15.3
1500	13	1	0	4	8	1	0	0	0	0	0	0	16.6
1600	16	0	0	8	7	1	0	0	0	0	0	0	17.0
1700	12	0	0	7	4	1	0	0	0	0	0	0	15.8
1800	6	0	0	3	4	1	0	0	0	0	0	0	16.2
1900	2	0	0	2	2	0	0	0	1	0	0	0	14.9
2000	2	0	0	1	2	0	0	0	0	0	0	0	19.1
2100	2	0	0	2	1	0	0	0	0	0	0	0	16.0
2200	1	0	0	2	1	0	0	0	0	0	0	0	18.9
2300	2	0	0	1	2	0	0	0	0	0	0	0	22.8
07-19	133	2	2	66	61	13	1	0	1	0	0	1	16.1
06-22	145	2	2	73	68	13	1	0	3	0	0	1	16.2
06-00	149	2	2	76	71	13	1	0	3	0	0	1	16.7
00-00	155	3	2	78	76	15	1	0	3	0	0	1	16.8
AV5 AM	19												
AV5 PM	12												
AV5 24h	155												
AADT	167					%CV	12.3%						
												VP85 ₂₄₋₇ SSD	20.1 mph 25 m

Summary 3 of 3

Site Name 2473
Description Lower Road, Breachwood Green - approx 25m N of Orchard Way [30MPH]
Filter Start 2026-03-20T00:00:00
Filter End 2026-03-27T00:00:00

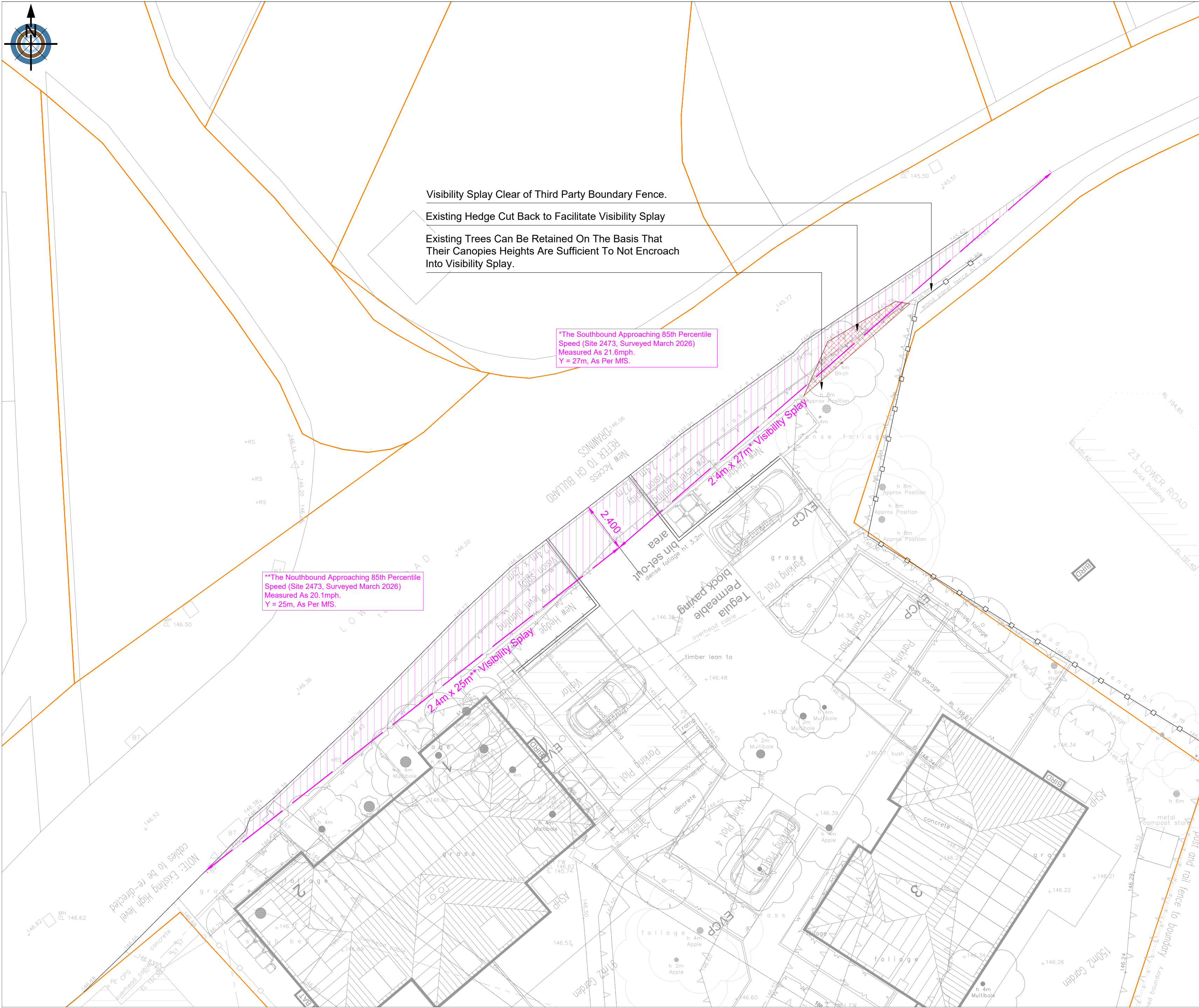
Weekday Traffic

Combined													
Time	Total	Cls 1	Cls 2	Cls 3	Cls 4	Cls 5	Cls 6	Cls 7	Cls 8	Cls 9	Cls 10	Cls 11	Mean
[--													
0000	2				2	2							16.3
0100	3				1	1	1						20.2
0200	2					2	1						11.1
0300	2					2							18.3
0400	0												#####
0500	3	1			1	3							17.9
0600	11				6	5	1			1			17.0
0700	19			1	5	13	2	1					17.8
0800	31				14	17	3						17.7
0900	20				11	8	3						16.5
1000	15				9	6	1						16.1
1100	19	1	1		10	7	2			1		1	15.6
1200	18				9	7	3						16.4
1300	21				9	10	3	1					16.3
1400	18	1	3		7	9	2	1					16.5
1500	24	2			10	12	2						17.1
1600	32				13	18	2			1			17.2
1700	27			1	14	11	2						16.6
1800	15				6	10	1						17.3
1900	8				4	6				2			17.4
2000	7				4	4	1						18.3
2100	4				3	2							17.8
2200	4			1	3	3							20.4
2300	3				2	3							20.6
07-19	258	4	6	116	128	24	3	0	2	0	0	1	16.7
06-22	288	4	6	134	145	26	3	0	5	0	0	1	17.0
06-00	296	4	7	139	151	26	3	0	5	0	0	1	17.4
00-00	307	5	7	143	160	28	3	0	5	0	0	1	#####

AV5 AM 31
 AV5 PM 27
 AV5 24h 307
 AADT 330 %CV 12.3%

Appendix B:

Development Access Visibility Assessment
(GHB Drawing Ref: 029/2026/011-P2)



- NOTES:
1. This drawing is to be read in conjunction with GHB series 029/2026 drawings and documents and any other relevant project team documents.
 2. Preliminary Issue - This drawing is not to be used for construction or detailed pricing purposes. Any work undertaken before approvals are received (in writing) are at risk of abortive works.
 3. This drawing has been produced based upon the following information:
Topographical Survey by Terrain Surveys (Ref. TS24-526-1 dated September 2024) subject to transformation of :
Scale x1 and translation (0, 0, 0) about point (0, 0, 0).
Architectural Layout by Pentangle Design Partnership (Ref. 3870 Site Plans APPLICATION (003) received 30/04/26 subject to transformation of :
Scale x0.001 and translation (-851172.913, +47573.215, 0 with 139.83361778° clockwise) about point (1366569.007, 174540.685, 0).
 4. All site levels and finished floor levels to remain indicative for planning purposes and are subject to verification following detailed design.
 5. This drawing has been prepared solely for the purpose of obtaining a Planning Consent based on information available and planning requirements at the date of issue only.

P2	30/04/26	Revised to Accommodate Adjusted Architectural Site Layout	JWT	DJB	
P1	15/04/26	Initial Issue	JWT	DJB	
Rev	Rev Date	Description	Drawn	Chck'd	
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Client:			MARDOC PROPERTIES LTD		
Project:			LOWER ROAD BREACHWOOD GREEN		
Drawing Title:			DEVELOPMENT ACCESS VISIBILITY ASSESSMENT		
Status:			FOR INFORMATION		
Scale:			1:125 @ A2		
Created:			APR 2026	Drawn:	JWT
DWG Reference:			029-2026.DWG	Checked:	DJB
Drawing Number:			029/2026/011		Revision:
					P2
PH = Preliminary, CH = Construction, ABH = As Built					