

1.0 Introduction

- 1.1. MCB Highway Solutions has prepared this Highways Technical Note on behalf of Hewitt and Carr Architects who are acting on behalf of a Client wishing to relocate the vehicle access to their property.
- 1.2 This note sets out to assess the visibility splays that can be achieved from the proposed site access to support the scheme.
- 1.3 The development site is at Bracks Farm, School Lane in Cheadle, Staffordshire. School Lane is an adopted classified road subject to a 40mph speed limit and falls under the administration of Staffordshire County Council.
- 1.4 Figure 1.1 below shows the layout of the site with the existing and proposed accesses labelled. The proposed access point is approximately 17m further north than it is currently.



Figure 1.1

2.0. Speed Survey

- 2.1 A speed survey was conducted on School Lane near to the existing access. Vehicle speeds were observed to be on average 37mph in the northbound direction and 41mph in the southbound direction.
- 2.2 The 85th %ile vehicle speeds were observed to be 43mph in the northbound direction and 47mph in the southbound direction. The survey results are summarised in Figure 2.1 below.

	Date: 17 th July 2025	
	Conditions: Dry/Sunny	
	Northbound	Southbound
Average (mph)	37	41
85 th %ile (mph)	43	47

Figure 2.1

3.0. Visibility Splay Assessment

- 3.1 During the site assessment, the visibility splay for the proposed access was measured. This was done by using an 'X' distance of 2.4m and a 'Y' distance, which is measured to the centre of the carriageway to the north and the nearside kerb line to the south.
- 3.2 Following the guidance set out in Manual for Streets (MfS), the appropriate visibility splay requirements have been calculated at 54m to the north and 45m to the south.
- 3.3 The visibility was measured at 135m to the north and 75m to the south, which is in line with the above requirements, taking the 85th %ile vehicle speeds into account.
- 3.4 Photographs were taken while on site which demonstrate the visibility from the proposed access. These are included in Appendix A, along with a plan showing the visibility splays in both directions which is included in Appendix B.

4.0. Conclusion

- 4.1 This Technical Note has been produced to summarise the findings of a site assessment to assess the visibility from the proposed access onto School Lane in Cheadle from Bracks Farm.
- 4.2 A speed survey was carried out, with vehicle speeds observed to be on average 37mph in the northbound direction and 41mph in the southbound direction.
- 4.3 The 85th %ile vehicle speeds were observed to be 43mph in the northbound direction and 47mph in the southbound direction.
- 4.4 Using the 85th %ile vehicle speeds above, the visibility splay requirements are 54m to the north and 45m to the south, in accordance with MfS.
- 4.5 The proposed access will provide visibility splays that meet current standards.
- 4.6 In summary, MCB Highway Solutions believes that Staffordshire County Council should be in favour of the development plans and provide support for the proposals on highway grounds.

APPENDIX A

Photographs showing proposed visibility to the north and south.





*Technical Note – Bracks Farm, School Lane,
Cheadle, Staffordshire*

APPENDIX B

Drawing No MCB/25/016/0101 – Proposed Visibility Splay