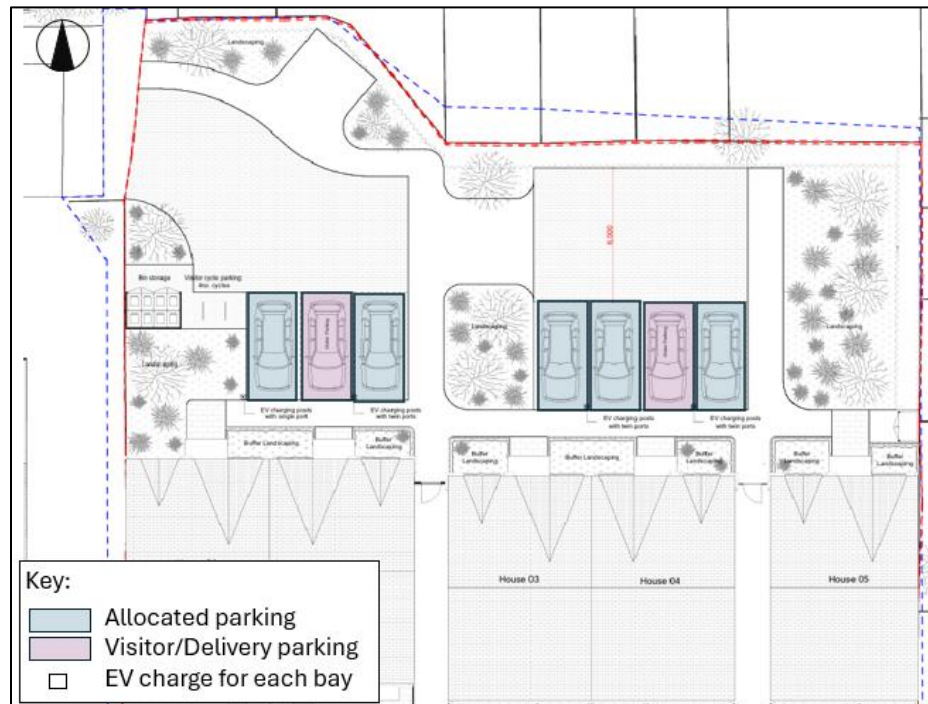


Land to the east of Wepham Close Transport Note

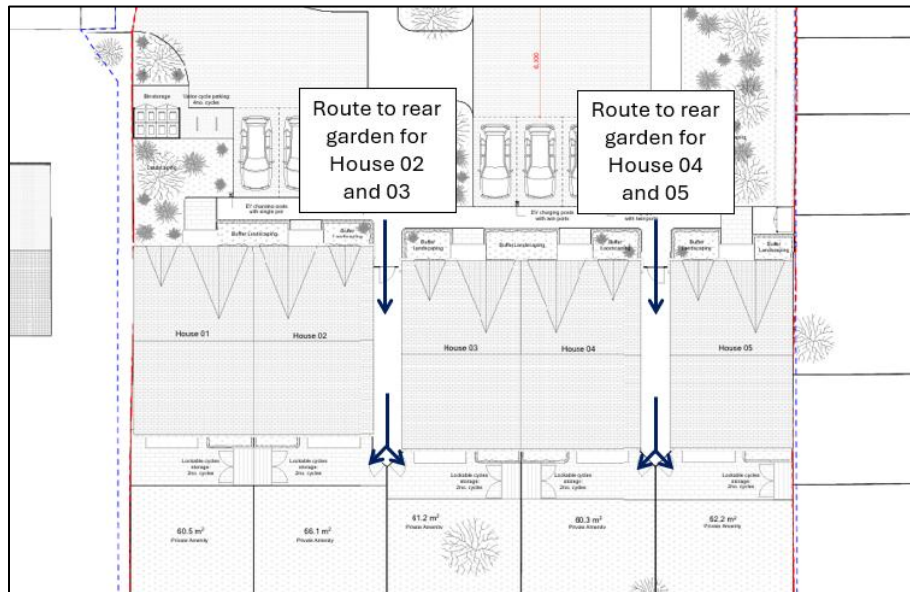
1. TTP Consulting has been retained by Wepham Homes Ltd to prepare this Transport Note to support the changes to the external layout to the scheme which address the comments received from the Council on the application. The site is located on land to the east of Wepham Close. London Borough of Hillingdon Planning Ref 79199/APP/2025/3131.
2. The proposal seeks the construction of 5 x 3-bedroom homes with associated parking and landscaping. The homes would each have private gardens and private entrances, communal refuse storage facilities and cycle parking.
3. The Local Planning Authority's (LPA) comments related to (1) car parking and (2) cycle parking.
4. The first LPA comment considered that the submitted layout resulted in an overprovision of parking. The LPA has requested 1 space per home. The previously submitted proposal included 9 parking spaces which equated to 1.5 spaces per household in accordance with London Plan Standards (total 8), plus 1 visitor/delivery bay.
5. The new scheme proposes that 7 parking spaces are provided which is a reduction by 2 spaces. Local car ownership levels have been considered which show 1.2 cars owned per home on average. It is proposed that each house has 1 parking space allocated to it, and there will also be 1 visitor bay and 1 delivery bay. The new scheme plan is contained in Appendix A, with an extract in Figure 1.1.

Figure 1.1 – Parking Provision



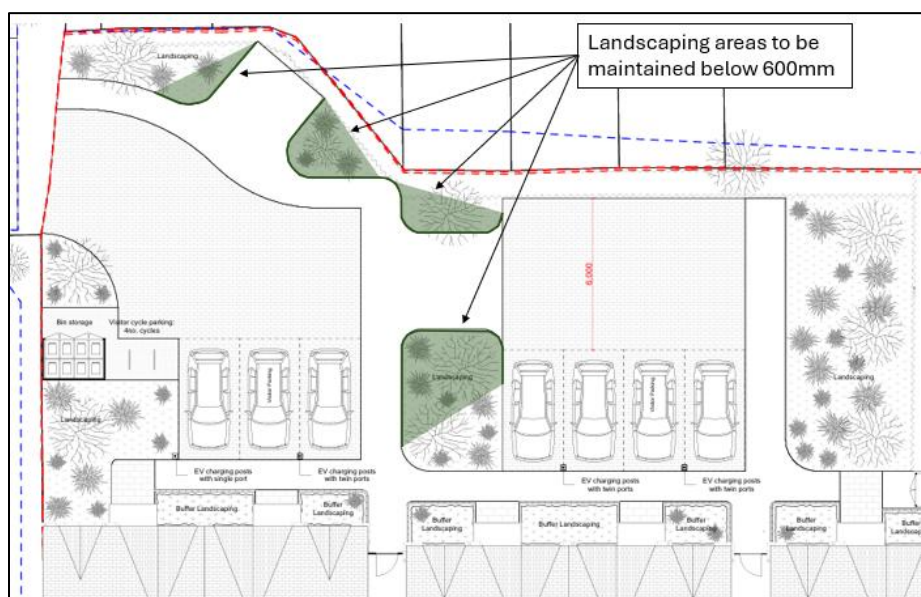
6. The second LPA comment related to cycle parking provision where the cycle store on the submitted layout was considered to be inconveniently distant from dwelling entrances and that the large frontage cycle store could be removed with cycle storage accommodated in the rear gardens with side access instead.
7. The new scheme has taken the comments on board and resident cycle parking will be provided within the rear gardens instead. There will be gate access to the rear gardens for Houses 02 – 05 as shown on the site plan extract in Figure 1.2. For House 01 there will be access to the garden through the house, which is considered an appropriate compromise where the alternative of providing an alley round the back of the garden to enable rear access would disproportionately impact the garden size of House 02.

Figure 1.2 – Route to rear gardens



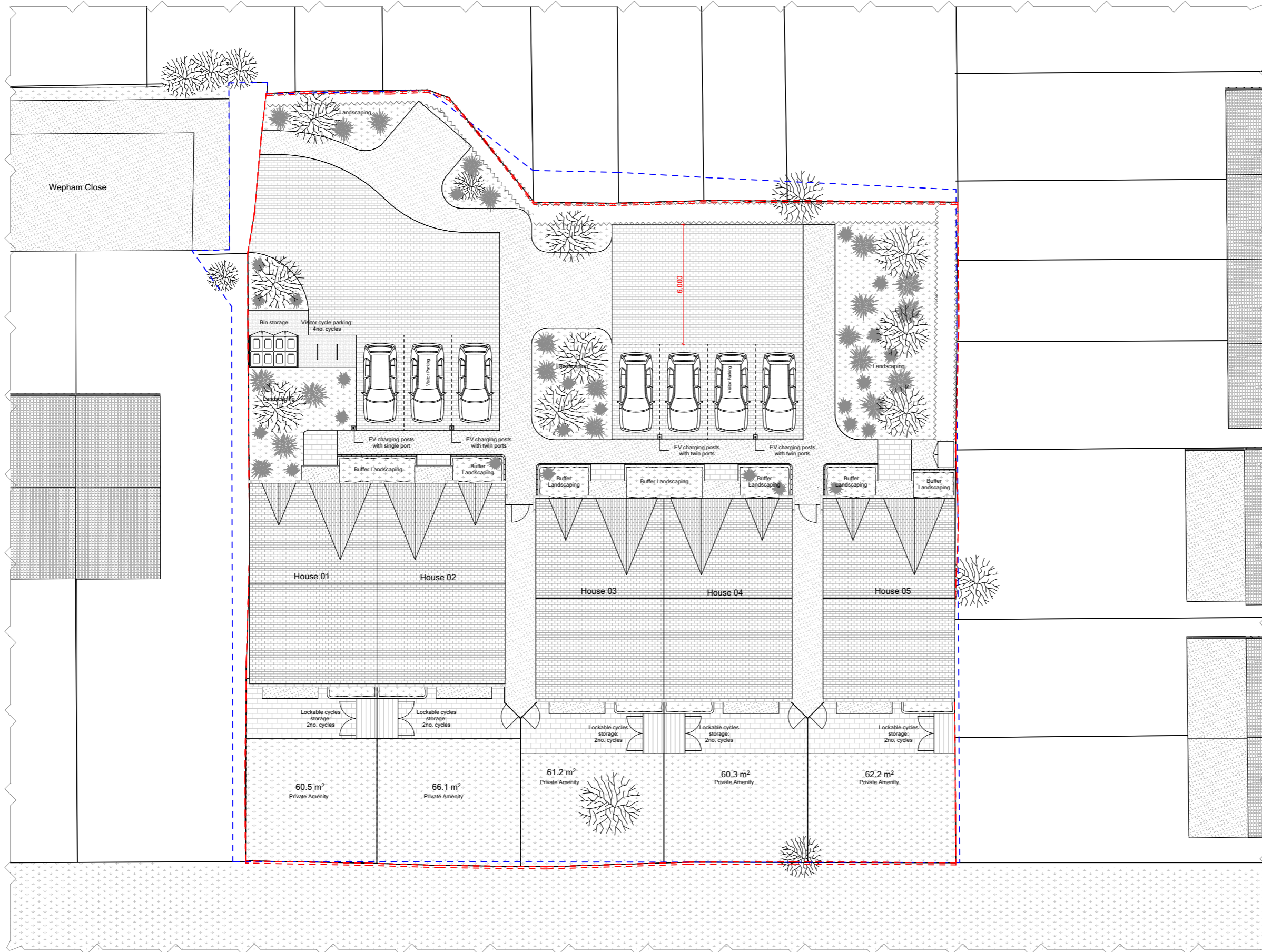
8. The new scheme has the benefit of providing additional landscaping in front of the houses. The landscaping adjacent to the parking and turning area will be maintained at a low level to ensure appropriate visibility is achieved. The Manual for Streets (2007) describes at paragraph 7.6.3 that drivers need to be able to see obstructions down to a point of 600mm above the carriageway to ensure small children can be seen. The landscaping in the green area shown in the extract in Figure 1.3, will be kept below 600mm as part of the maintenance regime.

Figure 1.3 – Landscaping Areas



9. Swept path analysis, contained in Appendix B, has been completed to show that ambulances, panel vans and cars can access the development and turnaround, demonstrating that the layout is suitable.
10. There will be no change to refuse storage and collection arrangements.
11. Visitor cycle parking will be located at the front of the site, with 2 Sheffield stands capable of accommodating 4 cycles.
12. The new scheme is considered to be suitable and acceptable from a transport perspective.

Appendix A
Proposed Site Layout Plan

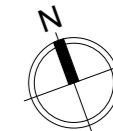


Site Plan
Scale: 1:200

Notes

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- - - Ownership / Land Registry Line
- - - Application Boundary Line



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Project Description:
 Construction of 5 new-build residential dwellings, each with private garden space, private entrances, and dedicated refuse storage, including shared communal amenities and secure cycle parking facilities.

Site Address:
 Land to the east of Wepham Close, Hayes UB4 9YE

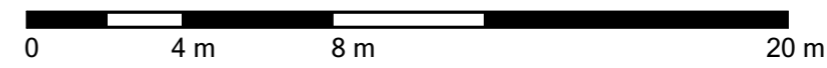
Drawing Name:
 Plans Proposed
 Site Plan

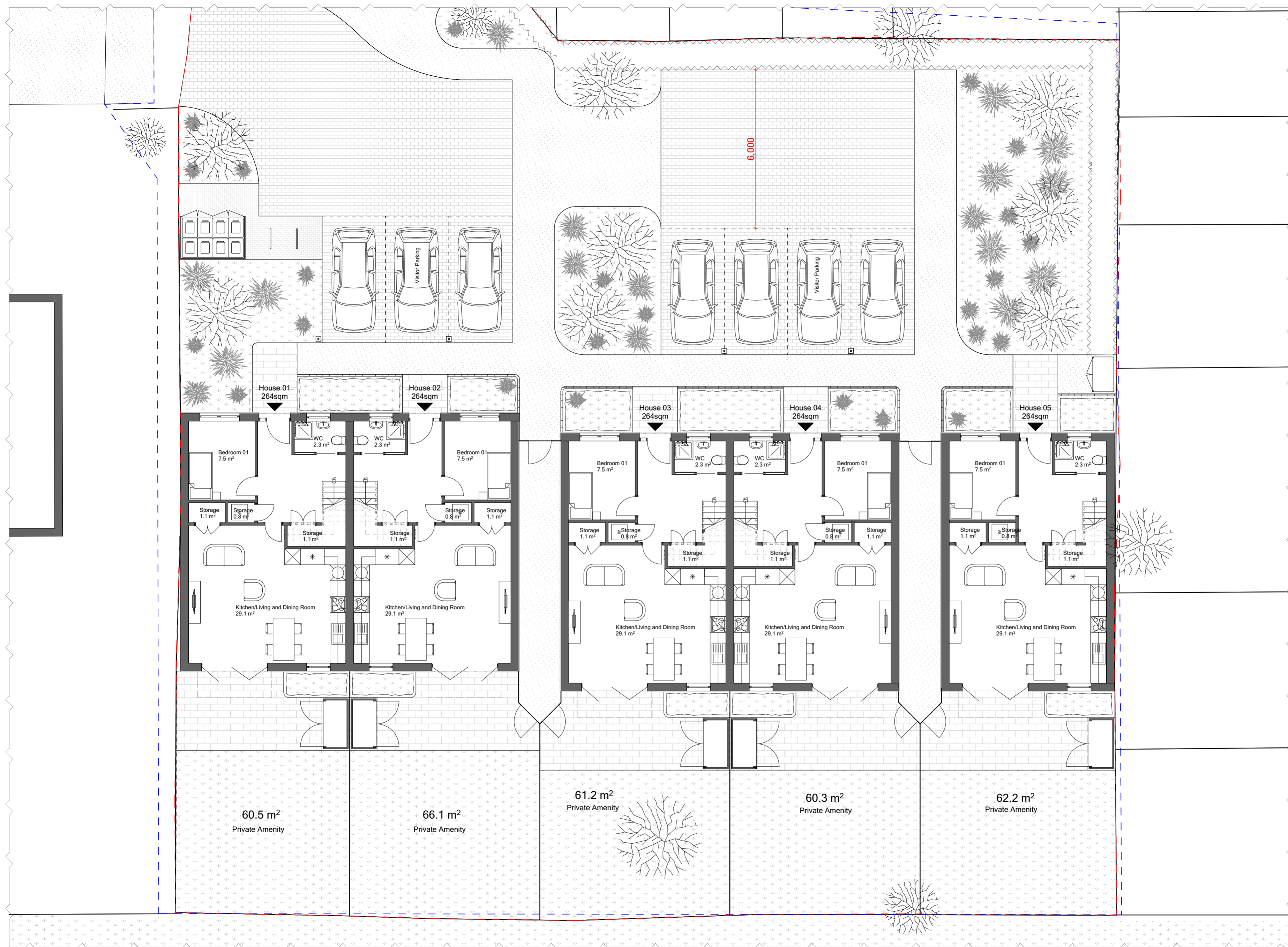
Drawing Status: Planning

Scale: 1:200 @A3 **Drawn:** DP
Date: 16/03/2026 **Checked:** RC

Drawing no

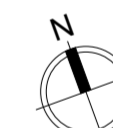
project	originator	zone	level	type	role	no.	rev
366 - UB4 9YE	- URB	- ZZ	- XX	- DR	- A	- 2001	- R3





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- - - Boundary Line
- Entrance
- Hedge planting
- Hedge buffer
- Mixed planting of shrubs and perennials



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Project Description:
 Construction of 5 new-build residential dwellings, each with private garden space, private entrances, and dedicated refuse storage, including shared communal amenities and secure cycle parking facilities.

Site Address:
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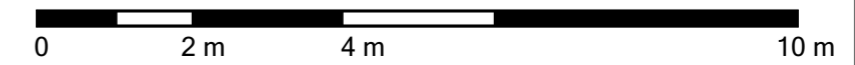
Drawing Name:
 Plans Proposed
 Ground Floor

Drawing Status: Planning

Scale: 1:100 @A2 **Drawn:** DP
Date: 16/03/2026 **Checked:** RC

Drawing no									
project	originator	zone	level	type	role	no.	rev		
366 - UB4 - URB	- ZZ	- GF	- DR	- A	- 2002	- R3	9YE		

Ground Floor
 Scale: 1:100



Appendix B
Swept Path Analysis



Rev	Details	Drawn	Checked	Date
A	Site layout updated	MG	JP	02.12.25
B	Site layout updated	MG	JP	26.03.26

NOTES:

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- This drawing to be read & printed in colour.
- This drawing is for illustrative purposes only, and not for construction.

4.6T LIGHT VAN

Overall Length	5.885m
Overall Width	2.000m
Overall Body Height	2.526m
Min Body Ground Clearance	0.299m
Track Width	1.765m
Lock to Lock Time	4.00s
Kerb to Kerb Turning Radius	6.000m

	FORWARD MOVEMENTS <i>(design speed - 5kph)</i>
	REVERSE MOVEMENTS <i>(design speed - 2.5kph)</i>

Client
...

Project
Wepham Close, Hayes

Drawing Title
**Vehicle Swept Path Analysis
4.6T Panel Van**

Scale **1:200** Size **A3**

Drawn	MG	14.10.25
Checked	JP	14.10.25



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London
W1F 9RU
Tel. No. 0207 1000 753

Drawing Number 2024-5234-TR05	Rev B
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2024-5234-TR05 - VSPA 4.6T PANEL VAN.DWG



Rev	Details	Drawn	Checked	Date
A	Site layout updated	MG	JP	02.12.25
B	Site layout updated	MG	JP	26.03.26

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AMBULANCE

Overall Length 5.461m
 Overall Width 2.020m
 Overall Body Height 2.498m
 Min Body Ground Clearance 0.225m
 Track Width 1.860m
 Lock to Lock Time 4.00s
 Kerb to Kerb Turning Radius 6.500m

FORWARD MOVEMENTS
(design speed - 5kph)

REVERSE MOVEMENTS
(design speed - 2.5kph)

Client
...

Project
Wepham Close, Hayes

Drawing Title
**Vehicle Swept Path Analysis
5.4m Ambulance**

Scale **1:200** Size **A3**

Drawn MG 20.10.25
 Checked JP 20.10.25

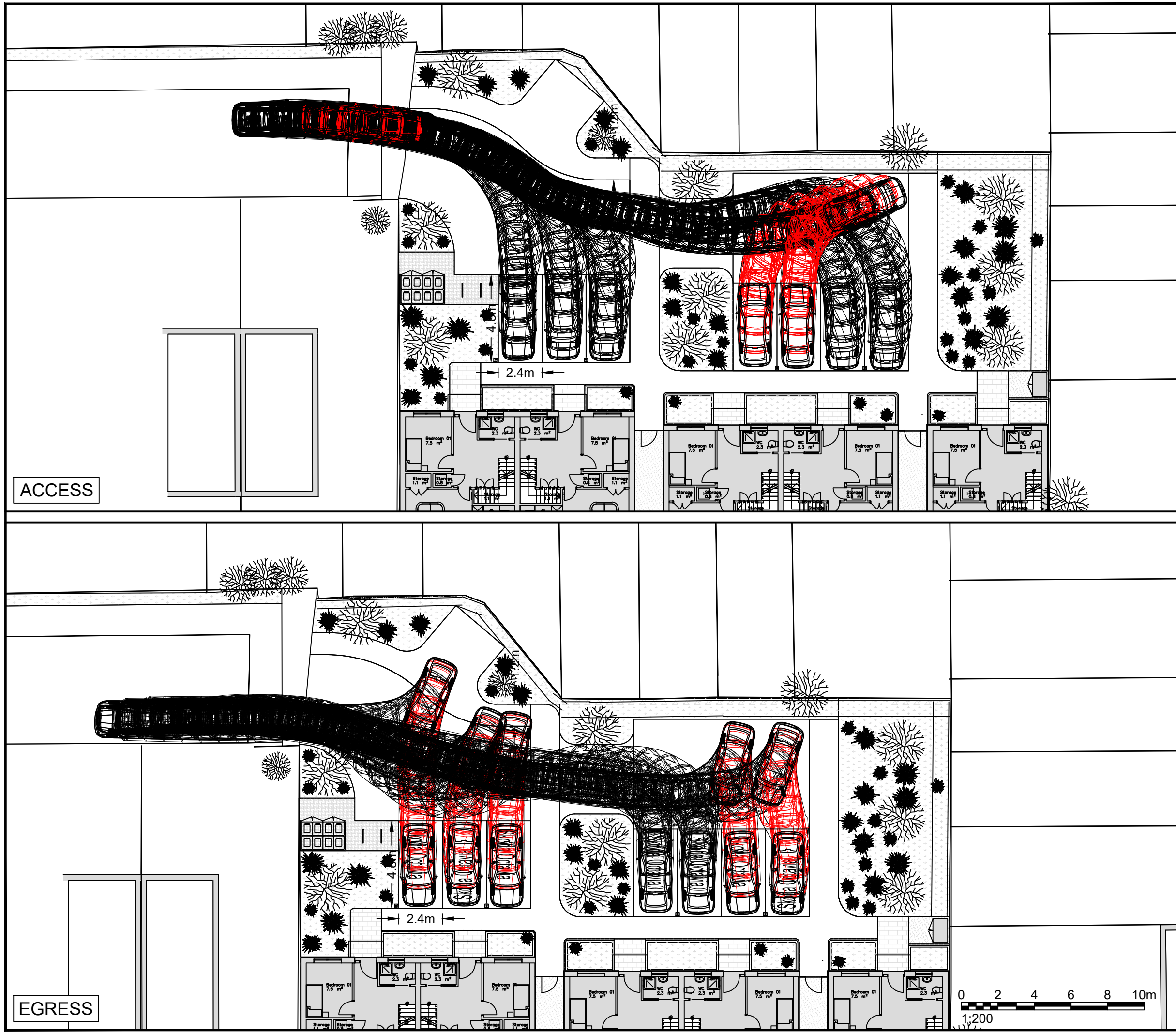


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Drawing Number **2024-5234-TR09** Rev **B**

ACCESS

EGRESS

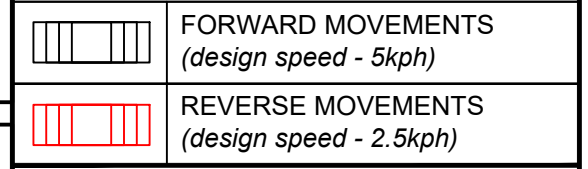
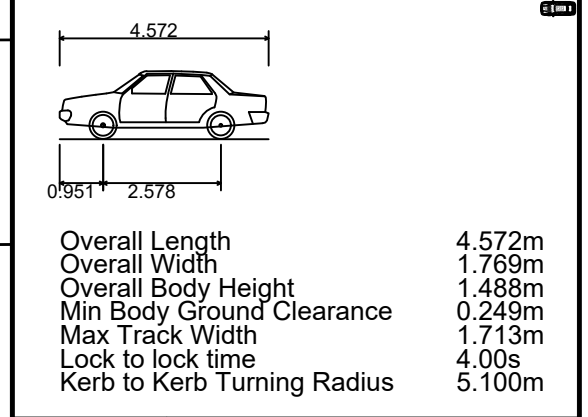


Rev	Details	Drawn	Checked	Date
A	Site layout updated	MG	JP	26.03.26

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VEHICLE DETAILS
SKODA OCTAVIA



Client
...

Project
Wepham Close, Hayes

Drawing Title
Vehicle Swept Path Analysis
4.5m Skoda Octavia

Scale 1:200 Size A3

Drawn MG 03.12.25
Checked JP 03.12.25



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Drawing Number 2024-5234-TR10 Rev A

