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**Planning Application 261618**

**Outline Application for 4 Number Dwellings**

**Tintagel Farm, The Old Stables ,Sandhurst Road, Wokingham, RG40 3JD**

**1. Introduction**

1.1 This brief Highway Response Note has been prepared following receipt of the Wokingham Borough Council Highway Authority consultation response in respect of Planning Application 261618 at Tintagel Farm, The Old Stables, Sandhurst Road.

1.2 The Highway Authority did not raise an objection to the principle of the development. Its consultation response requested further information before determination, principally in relation to the internal access arrangements, visibility, servicing and the ability of appropriate vehicles to enter, manoeuvre and leave the site.

1.3 A series of additional highway drawings has therefore been prepared specifically to respond to those matters. This note should be read alongside Drawings NJC-003 to NJC-006.

**2. Highway Authority Comments**

2.1 The Highway Authority confirmed that it had no objection in respect of the sustainability of the site and considered that the traffic generated by the additional dwellings would be unlikely to have a significant impact upon the wider highway network.

2.2 In relation to access, the Highway Authority requested that 2.4m x 25.0m visibility splays be demonstrated at the internal site access. It also requested further information concerning the manoeuvring of a fire appliance and the arrangements for refuse collection, including vehicle swept path analysis.

2.3 The following drawings have consequently been produced to provide the additional technical information requested.

**3. Additional Highway Drawings**

**Drawing NJC-003 - Refuse Vehicle Swept Path Tracking**

This drawing considers the movement of a large refuse vehicle using the dimensions identified by the Highway Authority. The swept path analysis demonstrates the vehicle movement along the access and its manoeuvring at the site access.

**Drawing NJC-004 - Swept Path Tracking**

This drawing provides additional swept path analysis at the junction between the private access and the A321 Sandhurst Road, demonstrating the movement of the large refuse vehicle through the existing access arrangement.

**Drawing NJC-005 - Access and Visibility**

This drawing demonstrates visibility splays of 2.4m x 25.0m in both directions at the internal site access, directly responding to the visibility requirement identified by the Highway Authority.

**Drawing NJC-006 - Fire Appliance Swept Path Tracking**

This drawing demonstrates the swept path of a DB32 fire appliance through the access and into the development. The drawing also identifies the relationship between the access arrangement and the proposed dwellings for emergency access purposes.

**4. Summary**

4.1 The additional drawings have been prepared in direct response to the matters identified by the Highway Authority in its consultation response. They provide the requested information in respect of internal visibility, refuse vehicle access and manoeuvring, access junction tracking and fire appliance access.

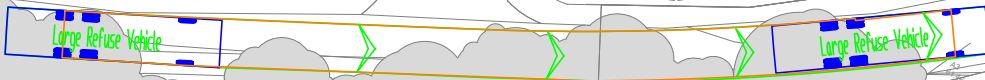
4.2 On this basis, the further highway information requested by the Highway Authority has now been provided. The drawings demonstrate the practical operation of the proposed access arrangements for the relevant design vehicles and the required visibility at the internal access.

4.3 It is therefore considered that the specific highway matters raised in the consultation response have been addressed through the submission of Drawings NJC-003, NJC-004, NJC-005 and NJC-006.

Nick Culhane September 2026



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house



INGRESS - NORTH

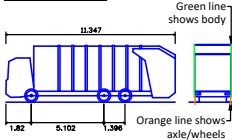


REVERSE



EGRESS

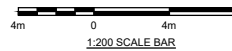
VEHICLE DETAILS:



LARGE REFUSE VEHICLE

|                             |         |
|-----------------------------|---------|
| Overall Length              | 11.347m |
| Overall Width               | 2.500m  |
| Overall Body Height         | 3.751m  |
| Min Body Ground Clearance   | 0.204m  |
| Track Width                 | 6.005m  |
| Lock-to-lock time           | 11.330m |
| Curb to Curb Turning Radius |         |

Design speed 16kph for all Forward movements  
Design speed 10kph for all Reverse movements



Client



Project

RESIDENTIAL DEVELOPMENT AT  
TINTAGEL FARM

Drawing Title

REFUSE VEHICLE SWEEP PATH TRACKING

Drawing Status

FOR INFORMATION

Date  
MAY 2026

Scale  
1:200

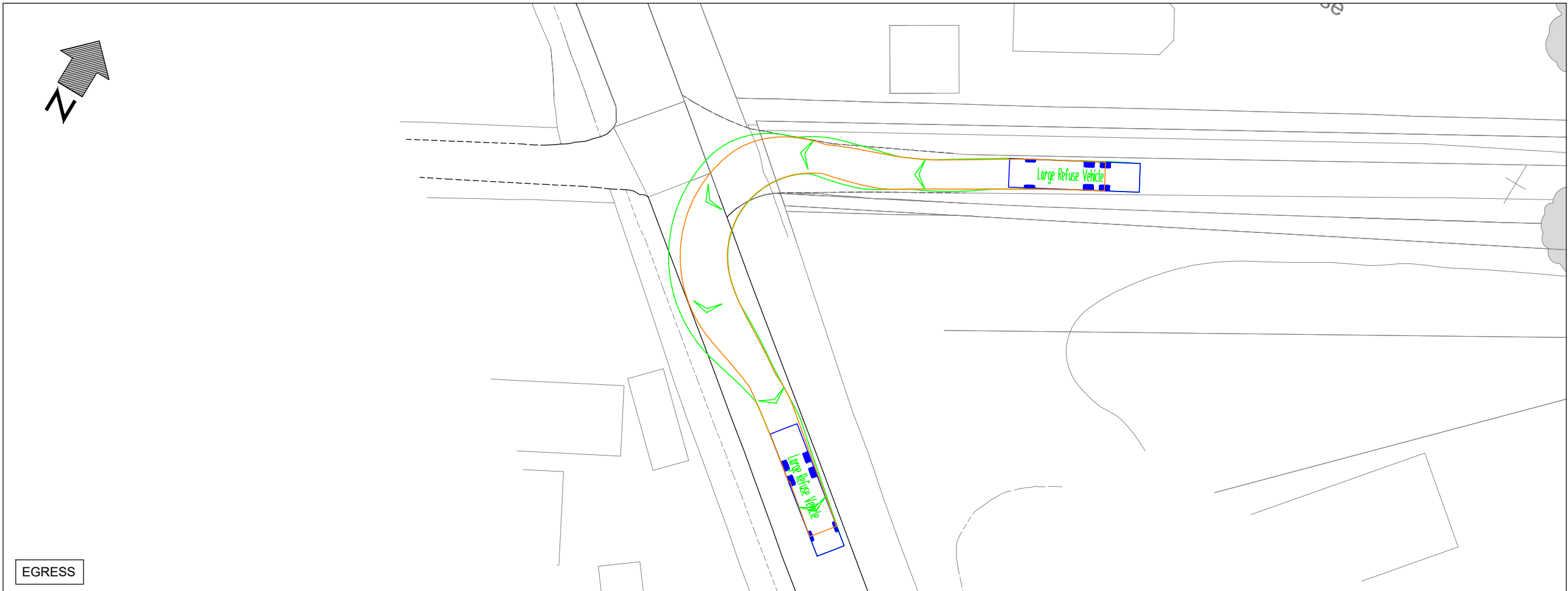
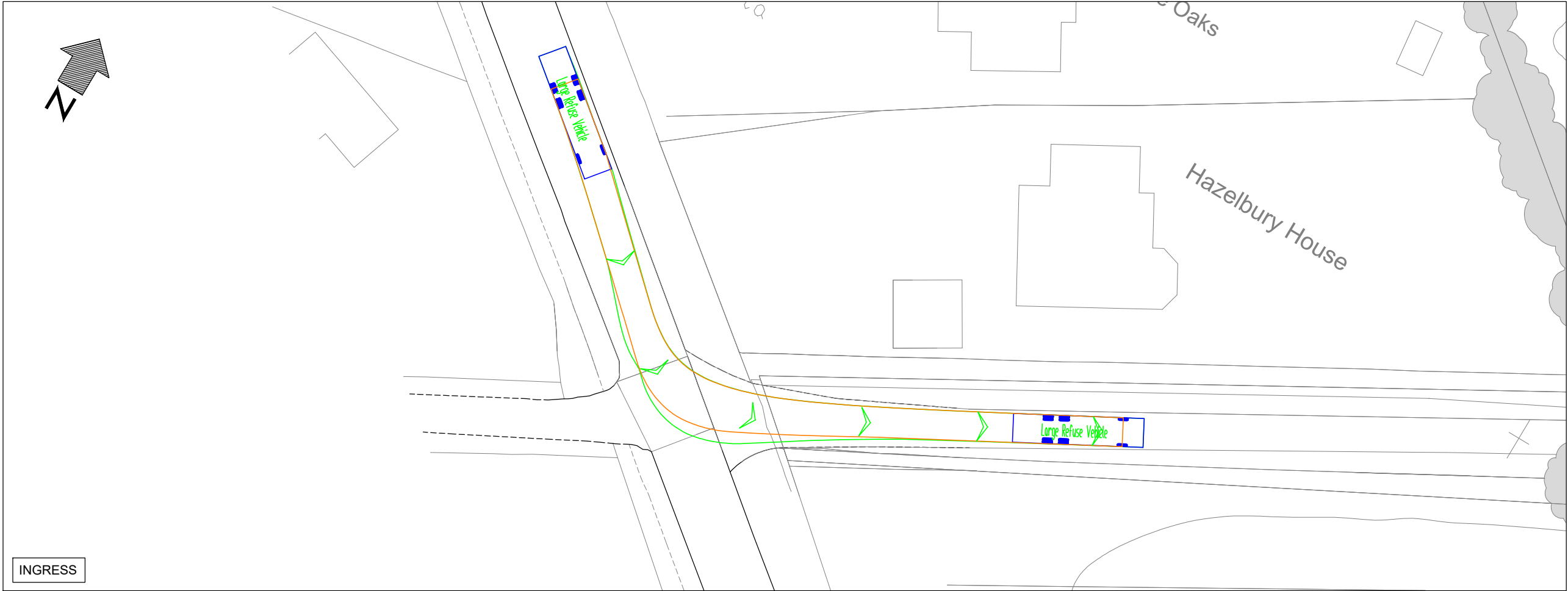
Size  
A1

Drawing No.

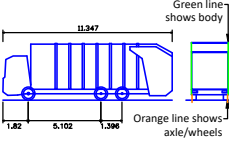
NJC-003

Rev

A



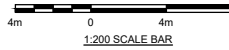
VEHICLE DETAILS:



LARGE REFUSE VEHICLE

|                             |         |
|-----------------------------|---------|
| Overall Length              | 11.347m |
| Overall Width               | 2.500m  |
| Overall Body Height         | 3.751m  |
| Min Body Ground Clearance   | 0.204m  |
| Track Width                 | 0.204m  |
| Lock-to-lock time           | 6.005   |
| Curb to Curb Turning Radius | 11.330m |

Design speed 16kph for all Forward movements  
Design speed 10kph for all Reverse movements



Client



Project

RESIDENTIAL DEVELOPMENT AT  
TINTAGEL FARM

Drawing Title

SWEPT PATH TRACKING

Drawing Status

FOR INFORMATION

Date

AUG

Scale

1:200

Size

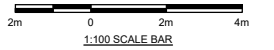
A1

Drawing No.

NJC-004

Rev

-



Client



Project

RESIDENTIAL DEVELOPMENT AT  
TINTAGEL FARM

Drawing Title

ACCESS AND VISIBILITY

Drawing Status

FOR INFORMATION

Date  
AUG 2026

Scale  
1:100

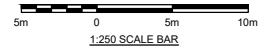
Size  
A1

Drawing No.  
NJC-005

Rev  
-



| VEHICLE DETAILS:                             |        |
|----------------------------------------------|--------|
|                                              |        |
| DB32 Fire Appliance                          |        |
| Overall Length                               | 8.680m |
| Overall Width                                | 2.180m |
| Overall Body Height                          | 3.452m |
| Min Body Ground Clearance                    | 0.337m |
| Max Track Width                              | 2.121m |
| Lock-to-lock time                            | 6.00s  |
| Curb to Curb Turning Radius                  | 7.910m |
| Design speed 16kph for all Forward movements |        |
| Design speed 10kph for all Reverse movements |        |



Client



Project  
RESIDENTIAL DEVELOPMENT AT  
TINTAGEL FARM

Drawing Title  
  
FIRE APPLIANCE SWEPT PATH TRACKING

Drawing Status  
  
FOR INFORMATION

|                        |                |            |
|------------------------|----------------|------------|
| Date<br>AUG 2026       | Scale<br>1:250 | Size<br>A1 |
| Drawing No.<br>NJC-006 | Rev<br>-       |            |