

15 May 2026

15557-TUL-XX-XX-RP-C-91002 Issue 01

15557

Land East of Longwater Road, Finchampstead, Longwater Road, Wokingham, RG40 3TS.

Discharge of Condition Consultation (Application Number 260289)

Planning Response for Conditions 7, 9 & 11.

This technical note has been prepared to address comments received Wokingham Borough Council Highways in relation to Discharge of Condition Consultation (Application Number 260289) dated 25 March 2026.

1 Condition 7: Parking

Comment on proposal:

"Highways is concerned that the parking spaces for plots 1, 2 and 3 require the neighbouring parking spaces to be used for manoeuvring. This will need looking at. Highways is content for details of parking to be secured through a planning condition."

The applicant is required to provide a revised arrangement or demonstrate there is sufficient space through swept path analysis of a large saloon car

Response:

Swept paths undertaken for a Large Car with the following results;

Plot 1 - vehicle can manoeuvre out of parking space in reverse and turn without entering the parking bays of plots 2 and 3.

Plot 2 - vehicle can manoeuvre out of parking space in reverse and turn without entering the parking bays of plots 1 and 3.

Plot 3 - vehicle can manoeuvre out of parking space in reverse and turn without entering the parking bays of plots 1 and 2.

Swept paths shown on drawing GUI003-TUL-XX-00-DR-C-95-325_P01

Address

Sheridan House, Hartfield Road, Forest Row, East Sussex, RH18 5EA

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2 Condition 9: Access

Comment on proposal:

Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed vehicular access on to Longwater Road to include visibility splays of 43m x 2.4m. The access shall be formed as so approved, and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development. The access shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times. The applicant has provided GUI003-TUL-XX-00-DR-C-95-800_Section 278 - Longwater Road_P01 to address this condition. The plan provides detail on the access, but it does not appear to indicate visibility splays of 43m x 2.4m, as requested

Response:

Visibility splays shown on drawing GUI003-TUL-XX-00-DR-C-95-800_P03

3 Condition 11: Highways Construction Details

Comment on proposal:

The LHA require the following amendments to the drawings submitted for highways construction details:

- *No markings are required on the internal site access roads. However, road markings are only required on the junction with the main road.*
- *Access to the PRow should be shown from the site access road. It is not clear how residents access the PRow from the site's internal access road.*
- *Tactile paving should be shown across the entire site at dropped kerb crossing points.*
- *Gullies on the contour plan should be shown.*
- *Clarification is required as to whether the drainage pond will be adopted or private.*
- *Width of the parking bays proposed on site should be clarified/confirmed.*
- *Swept path analysis is required for the internal roads which show a refuse vehicle and delivery van can pass a large modern car. Swept paths for a large modern car should also be completed for the car parking spaces proposed on site.*
- *Forward visibility cannot be checked at bends without the submission of swept path analysis.*
- *Haunching needs to extend past the edging.*
- *All conduits to be SD4 instead of SD2.*
- *HRA50/10 required instead of AC10 (Surface course).*
- *Lighting drawings are required in order to allow comments to be made on the lighting strategy.*

Response:

- Internal site access road markings removed, retained on the junction with Longwater Road.

Refer to drawing GUI003-TUL-XX-00-DR-C-95-307_C02. Drawing GUI003-TUL-XX-00-DR-C-95-308_P01 withdrawn (no markings)

- Pedestrian links to PRow added to site layout.

Refer to drawings GUI003-TUL-XX-00-DR-C-95-301_C03, GUI003-TUL-XX-00-DR-C-95-302_C03, GUI003-TUL-XX-00-DR-C-95-305_C03, GUI003-TUL-XX-00-DR-C-95-306_C03, GUI003-TUL-XX-00-DR-C-95-307_C02.

- Tactile paving added to the internal site.

Refer to drawings GUI003-TUL-XX-00-DR-C-95-301_C03, GUI003-TUL-XX-00-DR-C-95-302_C03, GUI003-TUL-XX-00-DR-C-95-305_C03, GUI003-TUL-XX-00-DR-C-95-306_C03, GUI003-TUL-XX-00-DR-C-95-307_C02.

- Gullies added.

Refer to drawings GUI003-TUL-XX-00-DR-C-95-305_C03, GUI003-TUL-XX-00-DR-C-95-306_C03.

- The detention basin will be private.

- Parking bays are 2.5m wide.

Refer to drawings GUI003-TUL-XX-00-DR-C-95-301_C03, GUI003-TUL-XX-00-DR-C-95-302_C03.

- Swept paths provided for refuse vehicle and delivery van passing and car for parking spaces.

Refer to drawings GUI003-TUL-XX-00-DR-C-95-325_P01, GUI003-TUL-XX-00-DR-C-95-326_P01.

- Forward visibility curve added.

Refer to drawing GUI003-TUL-XX-00-DR-C-95-326_P01.

- Haunching extended.

Refer to drawing GUI003-TUL-XX-00-DR-C-95-630_C02.

- ST4 mix updated.

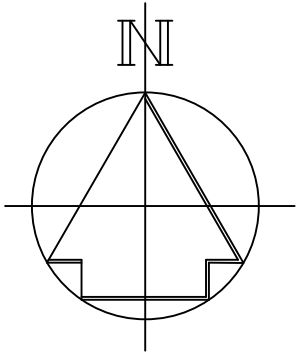
Refer to drawing GUI003-TUL-XX-00-DR-C-95-630_C02.

- HRA50/10 added in lieu of AC10.

Refer to drawing GUI003-TUL-XX-00-DR-C-95-630_C02.

- Lighting design provided.

Refer to DW Windsor Outdoor Lighting Report and drawing 26-086-1B.



General Notes

LEGEND

- Carriageway
- Footway
- Crossover
- Service Strip
- Site Boundary
- Highway Boundary (Extent of Adoption)
- Kerb Type HB2
- Kerb Type EF
- Kerb Type BN (25mm Upstand)
- Kerb Type BN (6mm Upstand)
- Kerb Type Transition
- Tactile Paving
- Road Gully
- Chamber
- Give Way Marking to TSRGD Dia. 1003A
- Edge of Carriageway Marking to TSRGD Dia. 1009A
- Give Way Marking to TSRGD Dia. 1023A
- Centreline Marking to TSRGD Dia. 1004

Street Lighting
to be Confirmed

Construction
Subject to Technical Approval

C03	15.05.26	access to PROW added	IU	JCT
C02	08.05.26	Updated to WBC Highways comments.	IU	JCT
C01	10.04.26	Construction Issue	JT	JCT
P01	23.01.25	First Issue.	CH	JCT
Rev	Date	Description	By	Ckd

SUITABILITY
CODE

CONSTRUCTION

CLIENT

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Tullys

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PROJECT
LONGWATER ROAD,
FINCHAMPSTEAD

DRAWING TITLE
Section 38
General Arrangement
Sheet 2

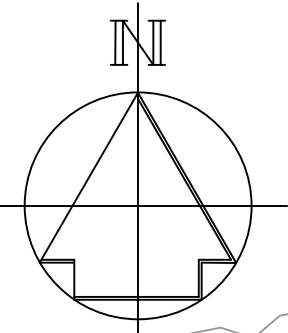
Originator No.	Scale	Revision
15557	1:200 @ A1	C03

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER
GUI003-TUL-XX-00-DR-C-95-302

General Notes

LEGEND

- Site Boundary
- Highway Boundary (Extent of Adoption)
- Proposed Major Contour
- Proposed Minor Contour
- Road Gully (Section 38)



Construction
Subject to Technical Approval

C03	15.05.26	Access to PROW added	IU	JCT
C02	08.05.26	Updated to WBC Highways comments.	IU	JCT
C01	10.04.26	Construction Issue	JT	JCT
P01	23.01.26	First Issue,	CH	JCT
Rev	Date	Description	By	Ckd

SUITABILITY CODE

CONSTRUCTION

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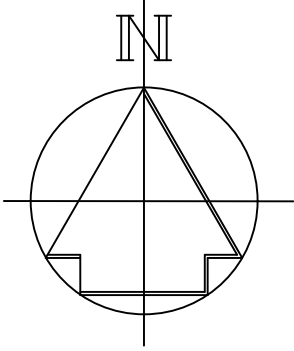
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PROJECT
LONGWATER ROAD,
FINCHAMPSTEAD

DRAWING TITLE
Section 38
Contour Plan
Sheet 1

Originator No.	Scale	Revision
15557	1:200 @ A1	C03

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER
GUI003-TUL-XX-00-DR-C-95-305



General Notes

LEGEND

- Site Boundary
- Highway Boundary (Extent of Adoption)
- Proposed Major Contour
- Proposed Minor Contour
- Road Gully (Section 38)

Construction
Subject to Technical Approval

C03	15.05.26	Access to PROW added	IU	JCT
C02	08.05.26	Updated to WBC Highways comments.	IU	JCT
C01	10.04.26	Construction Issue	JT	JCT
P01	23.01.26	First Issue.	CH	JCT
Rev	Date	Description	By	Ckd

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PROJECT

LONGWATER ROAD,
FINCHAMPSTEAD

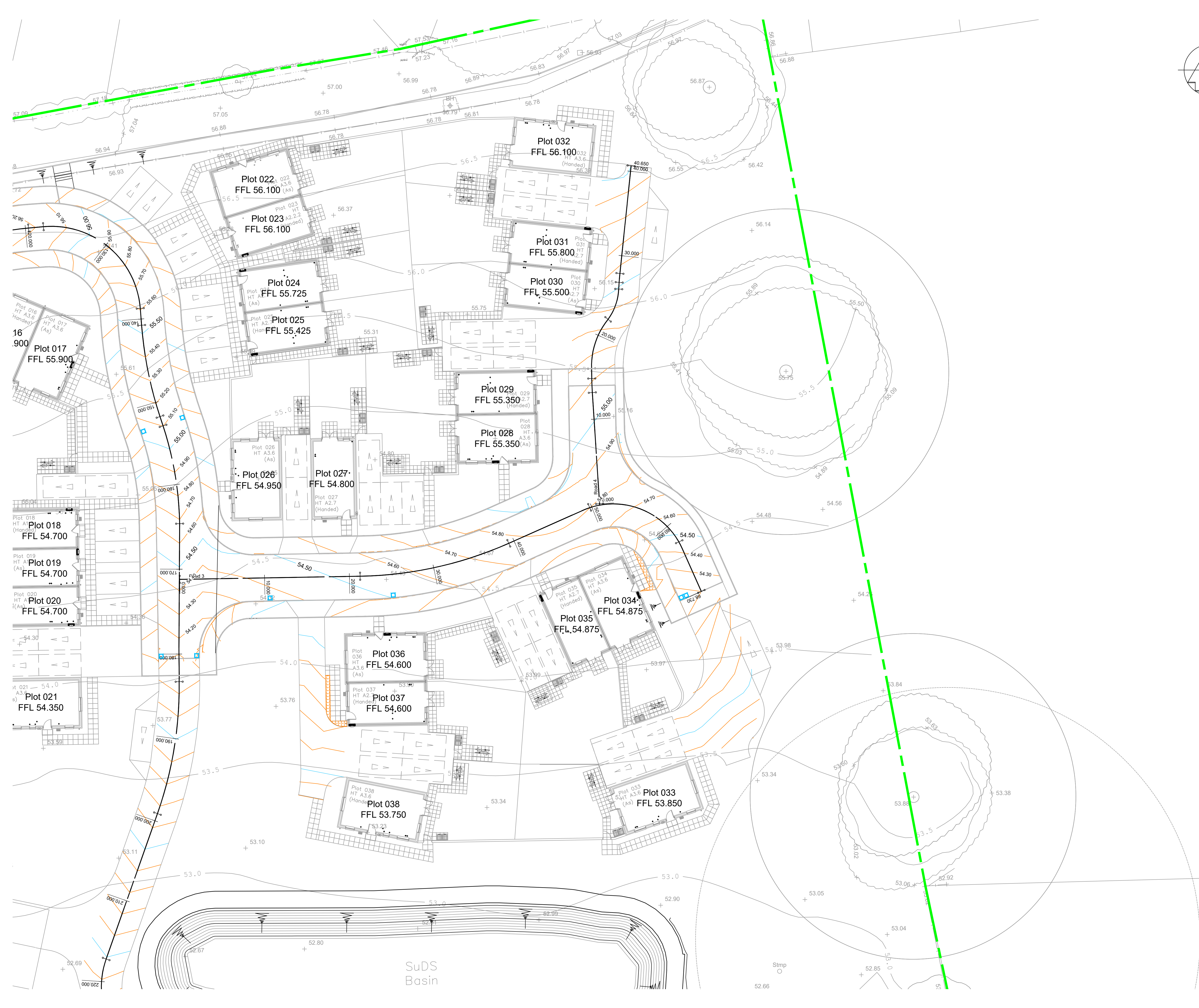
DRAWING TITLE

Section 38
Contour Plan
Sheet 2

Originator No.	Scale	Revision
15557	1:200 @ A1	C03

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER

GUI003-TUL-XX-00-DR-C-95-306



General Notes

LEGEND

- Site Boundary

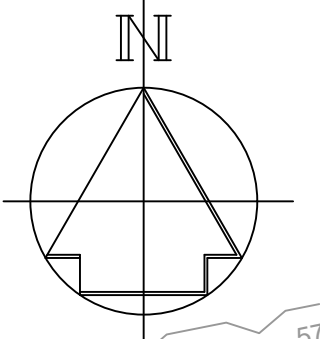
Highway Boundary
(Extent of Adoption)

Give Way Marking
to TSRGD Dia. 1003A

Edge of Carriageway Marking
to TSRGD Dia. 1009A

Give Way Marking
to TSRGD Dia. 1023A

Centreline Marking
to TSRGD Dia. 1004
-



Construction
Subject to Technical Approval

C02	15.05.26	access to PROW added	IU	JCT
C01	10.04.26	Construction Issue	JT	JCT
P01	23.01.26	First Issue,	CH	JCT
Rev	Date	Description	By	Ckd

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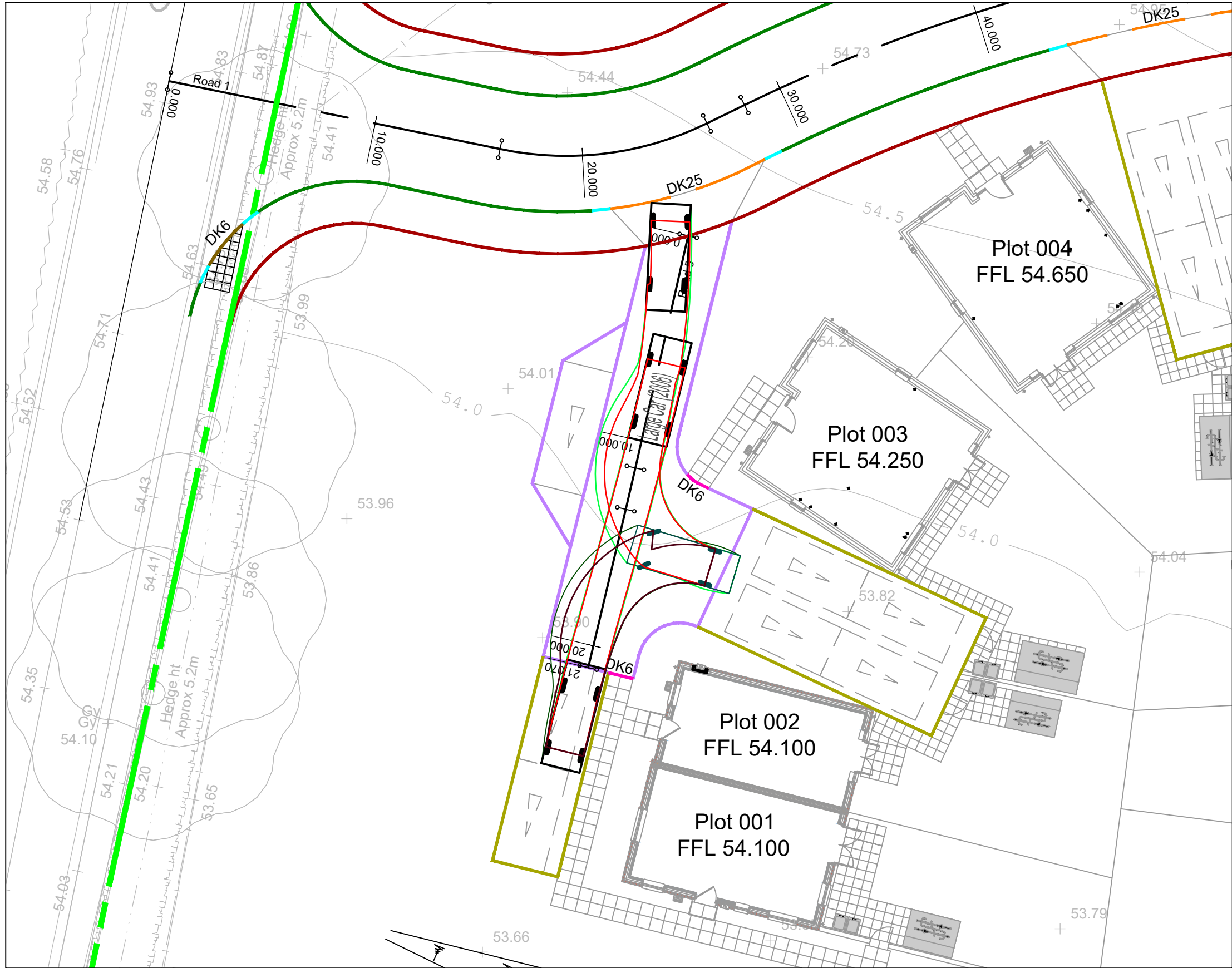
PROJECT
LONGWATER ROAD,
FINCHAMPSTEAD

DRAWING TITLE
Section 38
Road Markings & Signage Plan
Sheet 1

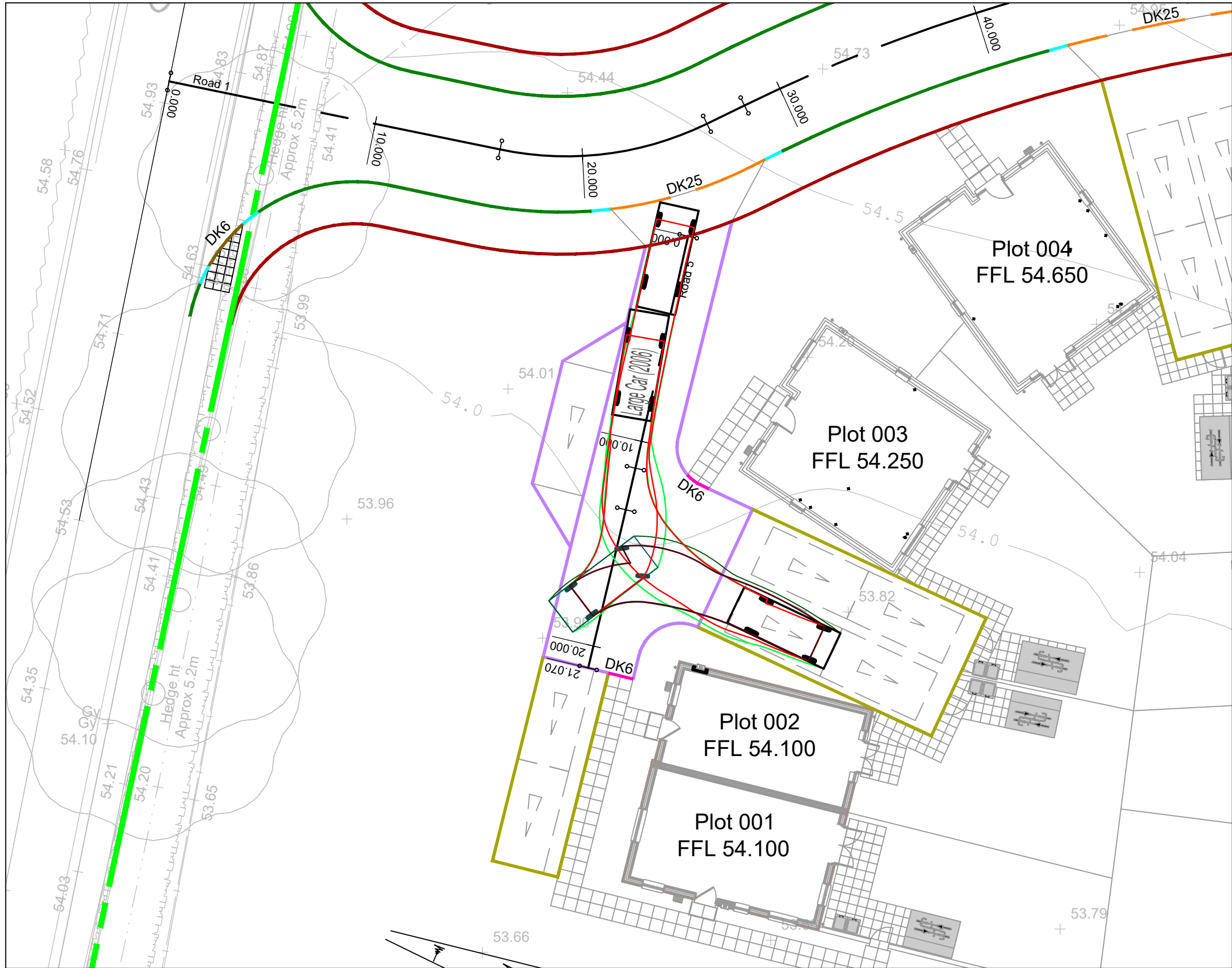
Originator No.	Scale	Revision
15557	1:200 @ A1	C02

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER
GUI003-TUL-XX-00-DR-C-95-307

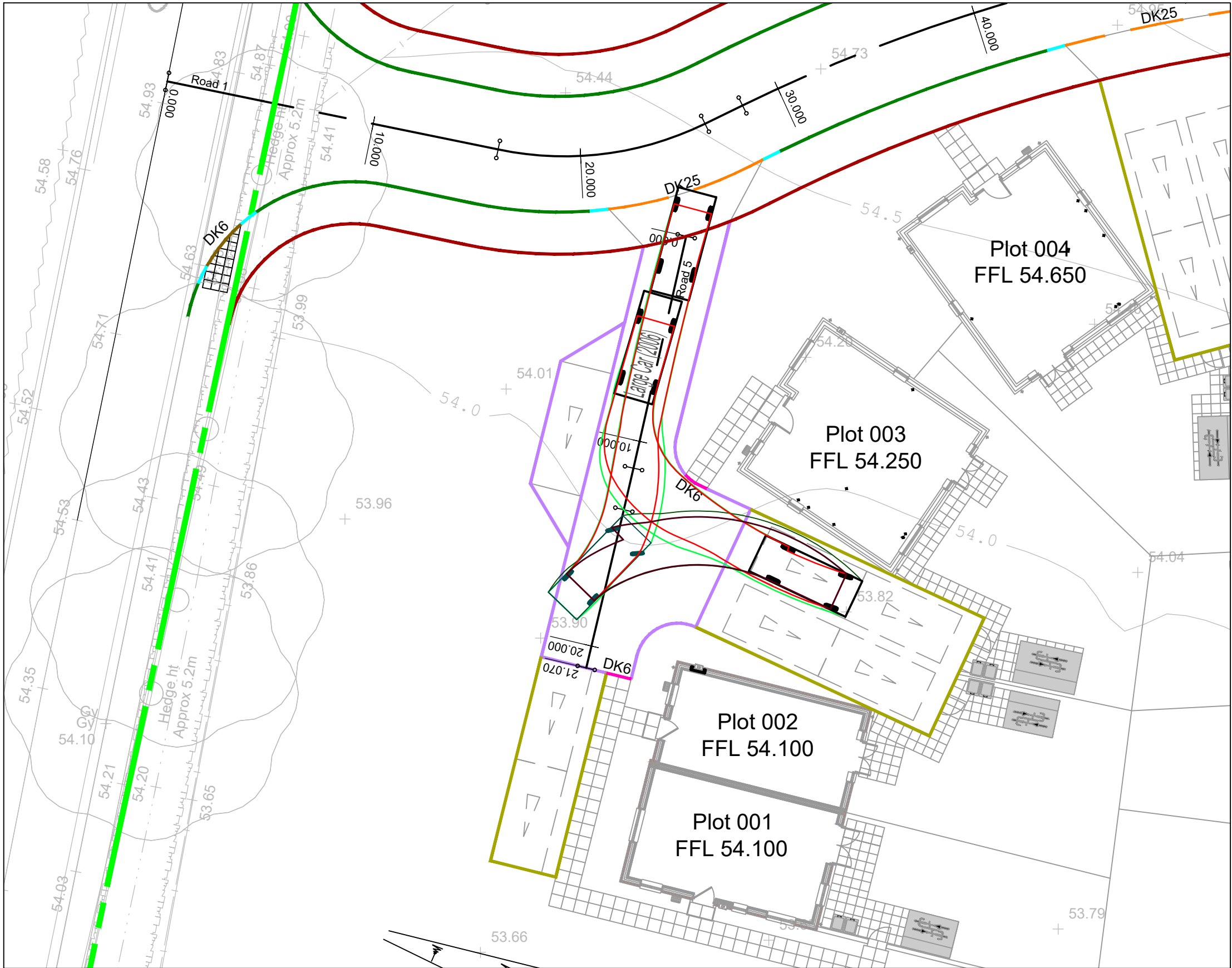




Plot 1 Private Car Vehicular Swept Path

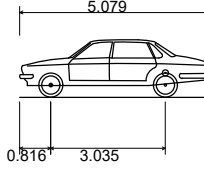
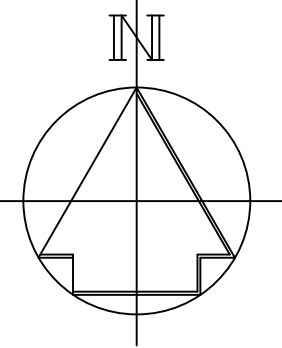


Plot 2 Private Car Vehicular Swept Path



Plot 3 Private Car Vehicular Swept Path

General Notes



Large Car (2006)

Overall Length

Overall Width

Overall Height

Min Body Ground Clearance

Max Track Width

Lock to lock time

Kerb to Kerb Turning Radius

5.079m

1.872m

1.526m

0.310m

1.831m

4.00s

5.900m

P01 08.05.26 First Issue

Rev | Date | Description

IU | JCT

By | Ckd

SUITABILITY CODE

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PROJECT

LONGWATER ROAD,
FINCHAMPSTEAD

DRAWING TITLE

Private Car
Vehicular Swept Path

Originator No.

Scale

Revision

15557

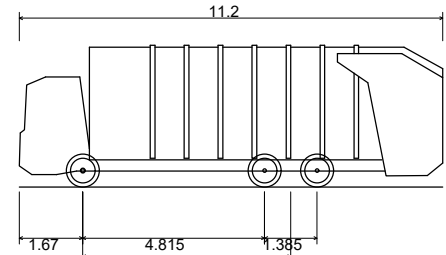
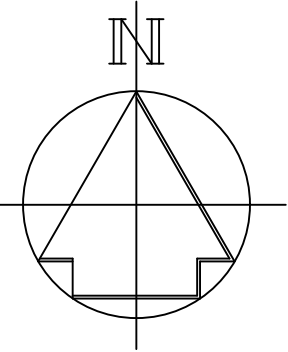
1:200 @ A1

P01

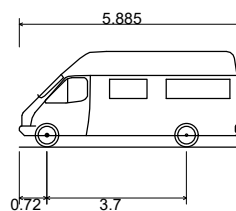
PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER

GUI003-TUL-XX-00-DR-C-95-325

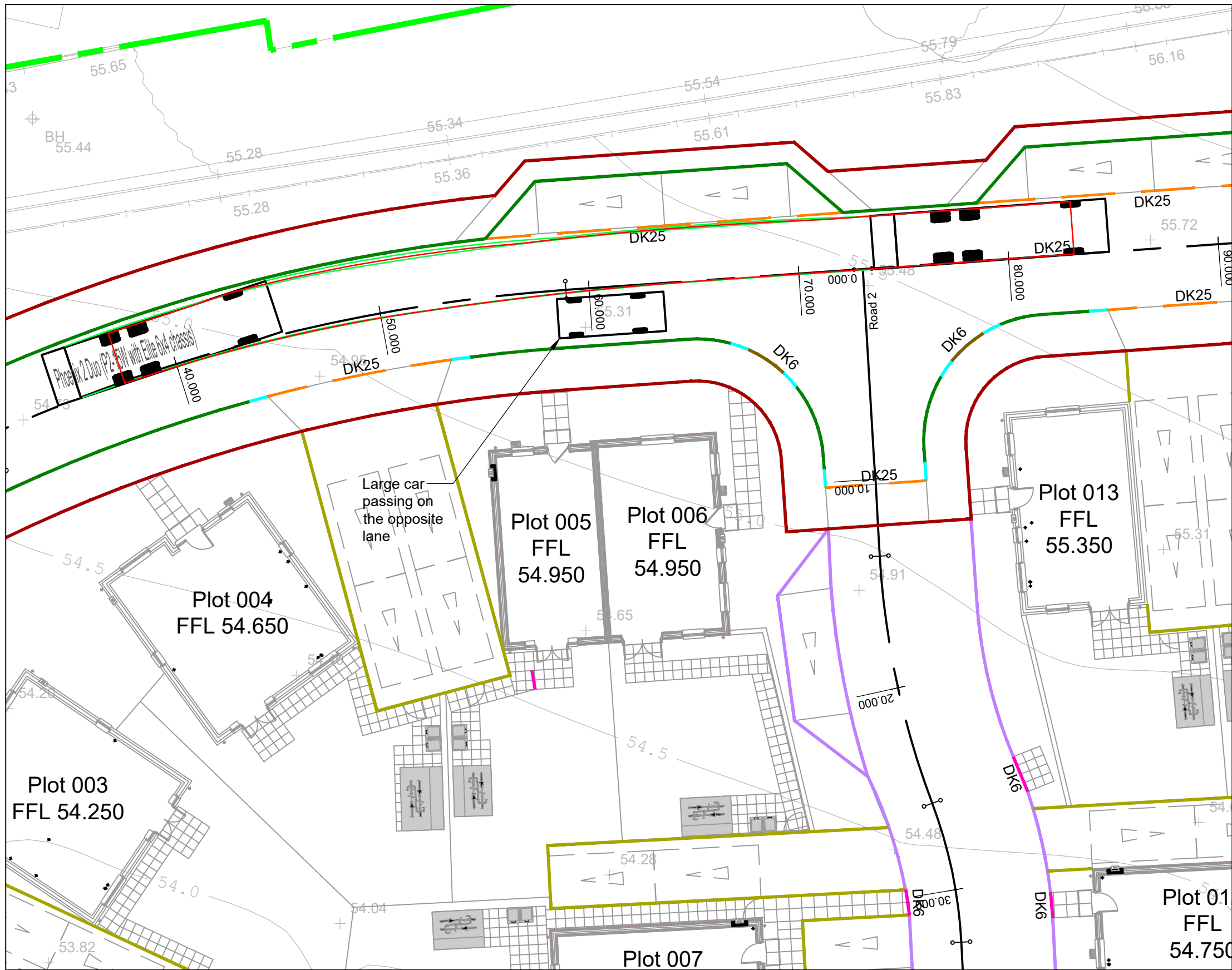
General Notes



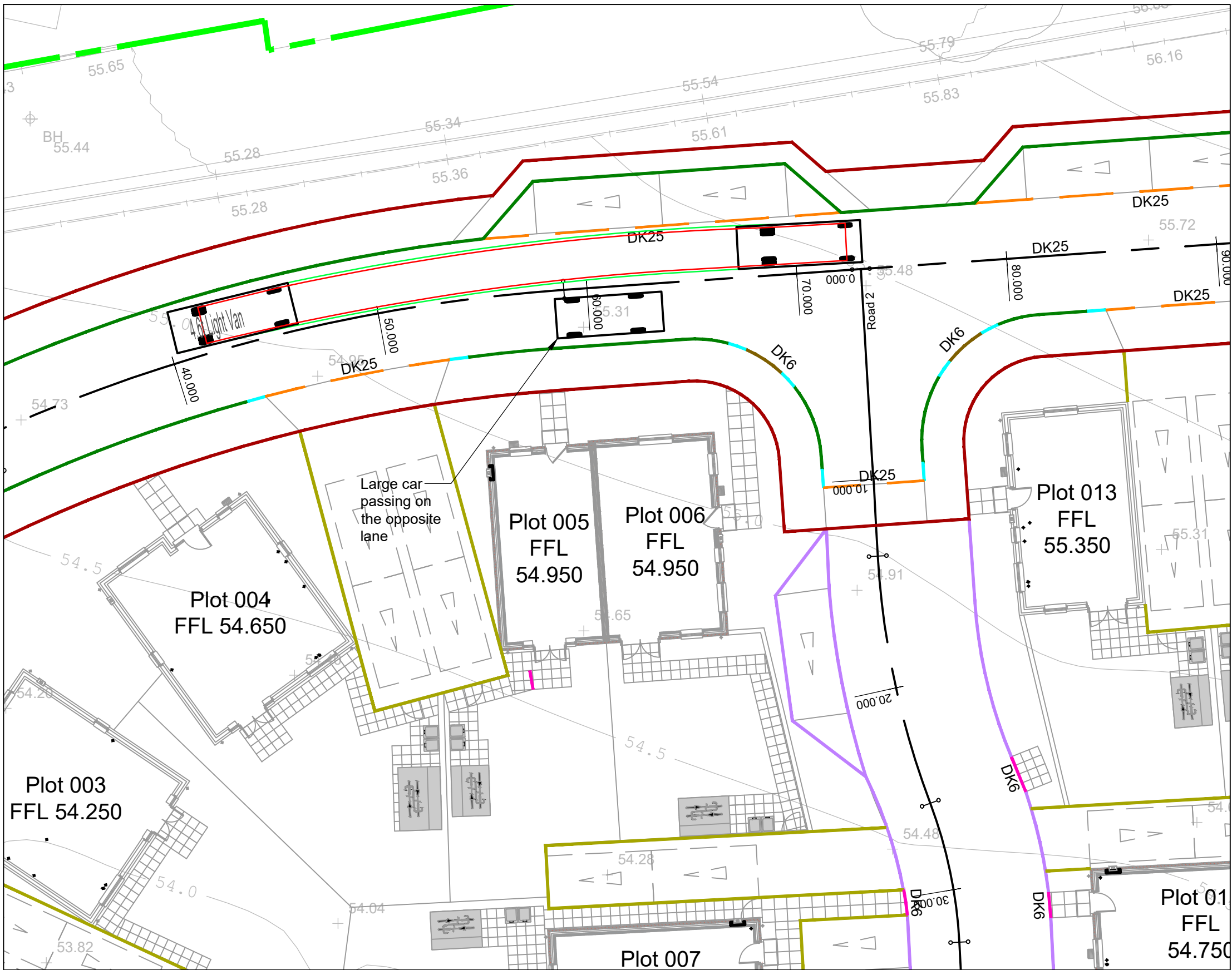
Phoenix 2 Duo (P2-15W with Elite 6x4 chassis)
Overall Length 11.200m
Overall Width 2.530m
Overall Body Height 3.751m
Min Body Ground Clearance 0.304m
Track Width 2.500m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 9.500m



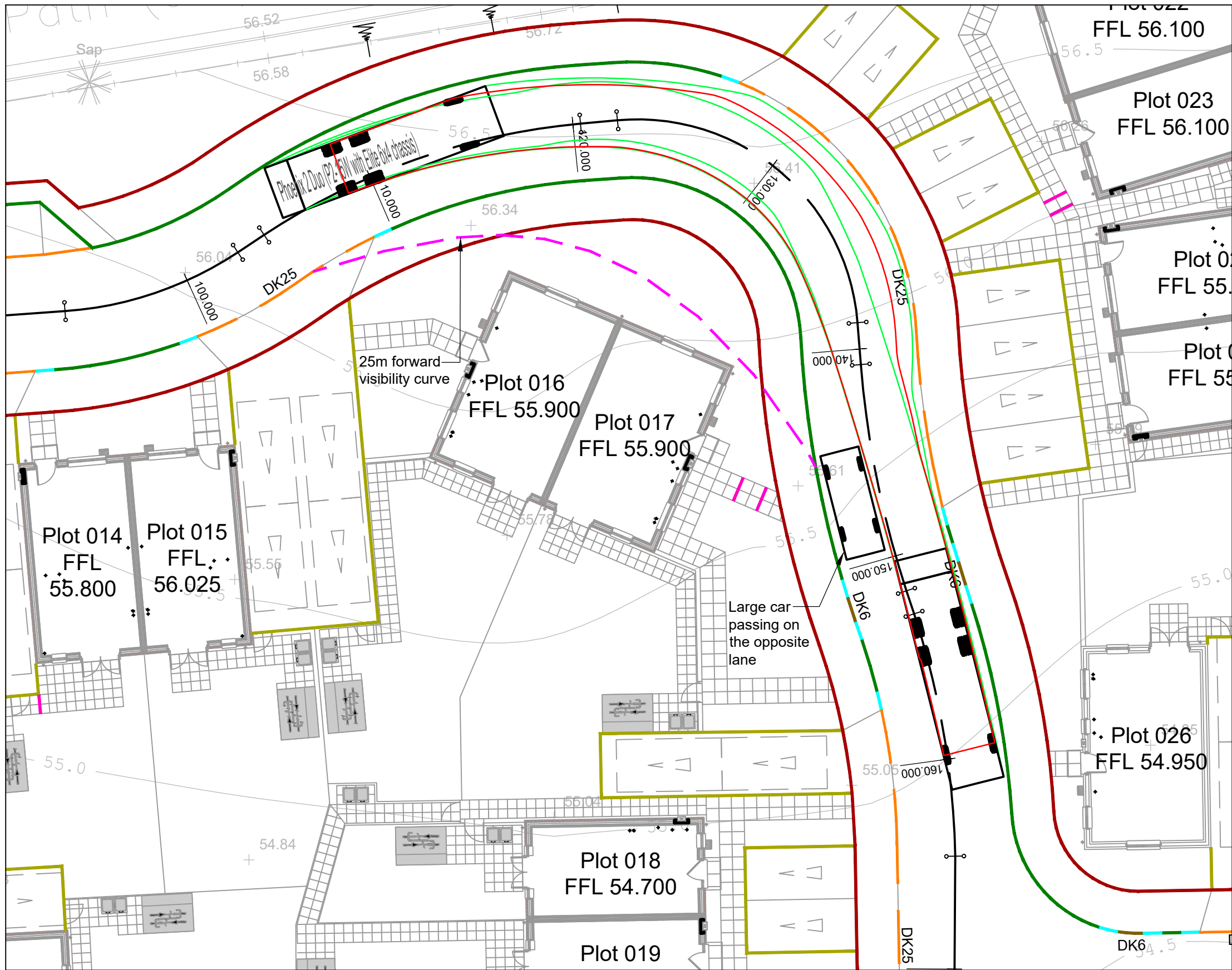
4.6t Light Van
Overall Length 5.885m
Overall Width 2.000m
Overall Body Height 2.536m
Min Body Ground Clearance 0.299m
Track Width 1.765m
Lock to lock time 4.00s
Kerb to Kerb Turning Radius 6.000m



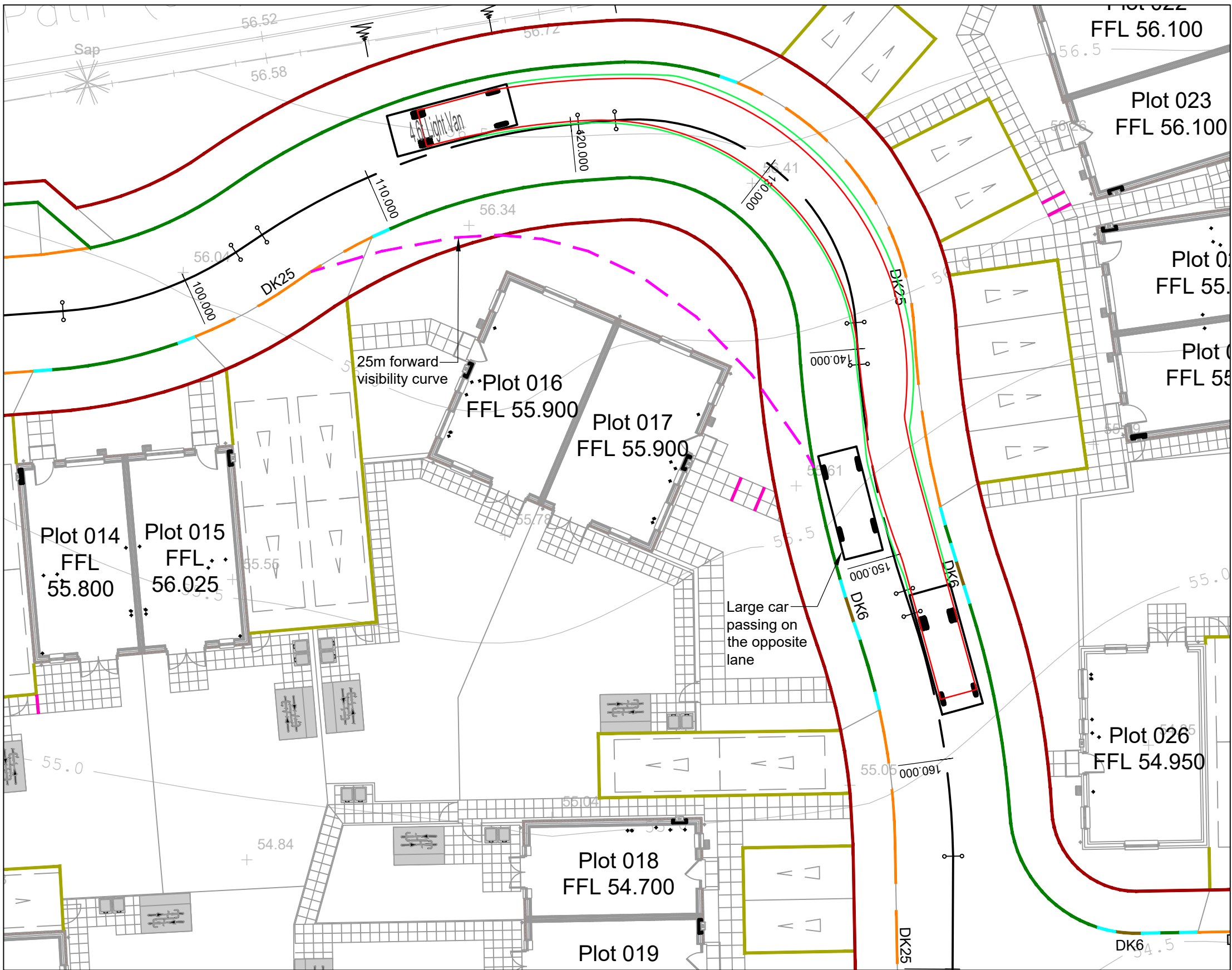
Refuse Vehicle Swept Path On The Straight Section of The Road



Delivery Van Swept Path On The Straight Section of The Road



Refuse Vehicle Swept Path at Road Bend



Delivery Van Swept Path at Road Bend

P01 08.05.26	First Issue	IU	JCT
Rev	Date	Description	By

PRELIMINARY

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PROJECT
LONGWATER ROAD,
FINCHAMPSTEAD

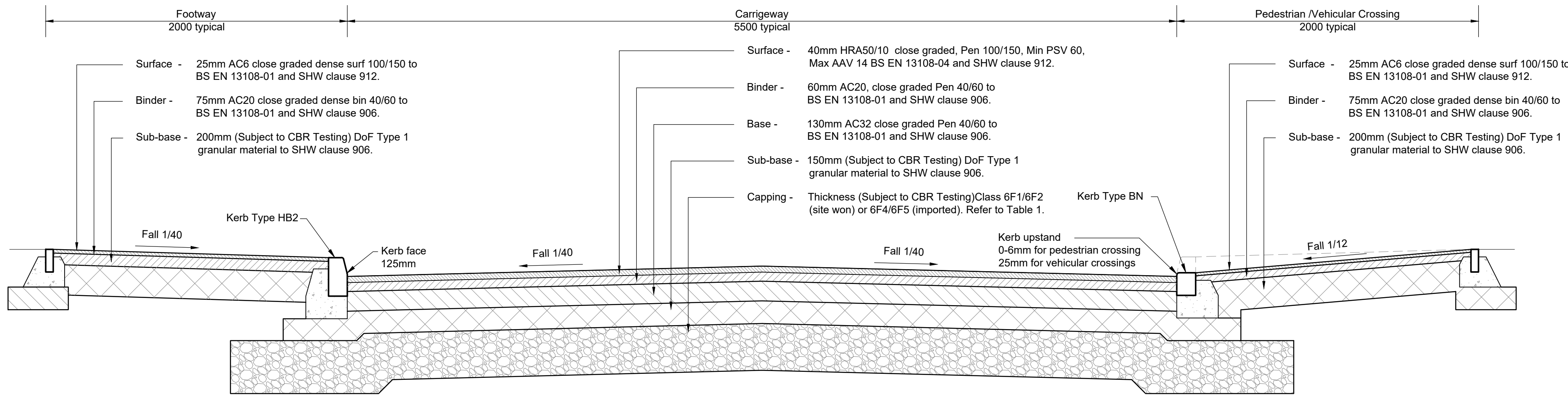
DRAWING TITLE

Refuse Vehicle and Delivery Van
Vehicular Swept Path

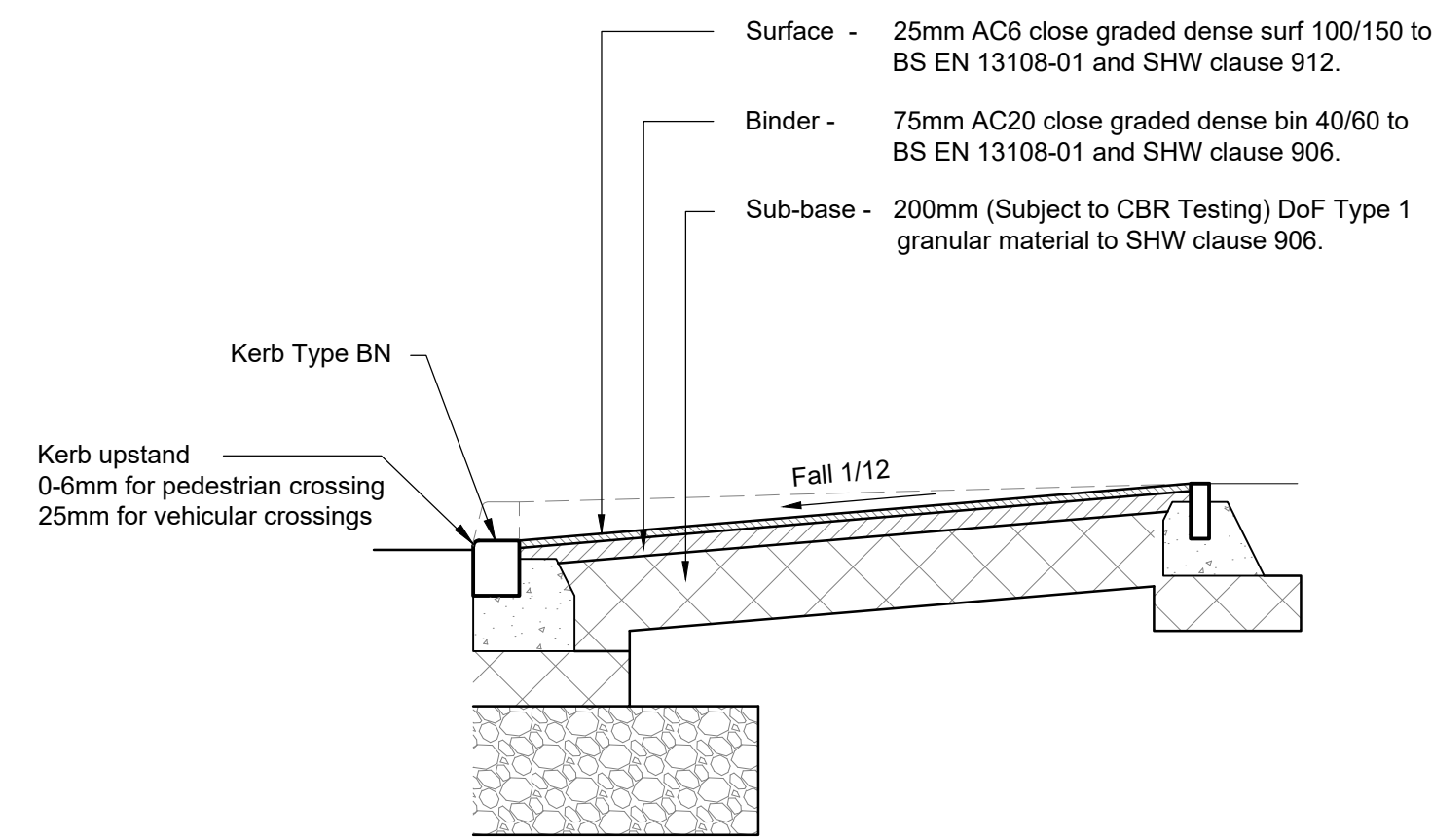
Originator No.	Scale	Revision
15557	1:200 @ A1	P01

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER

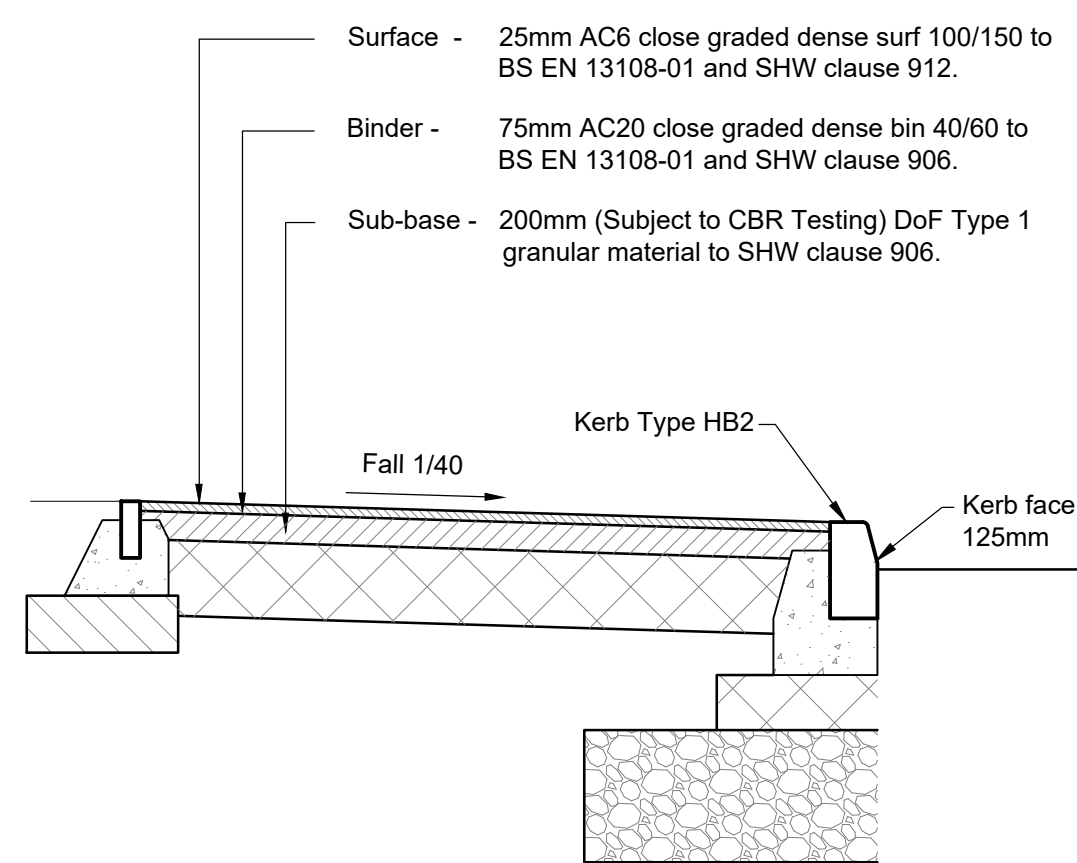
GUI003-TUL-XX-00-DR-C-95-326



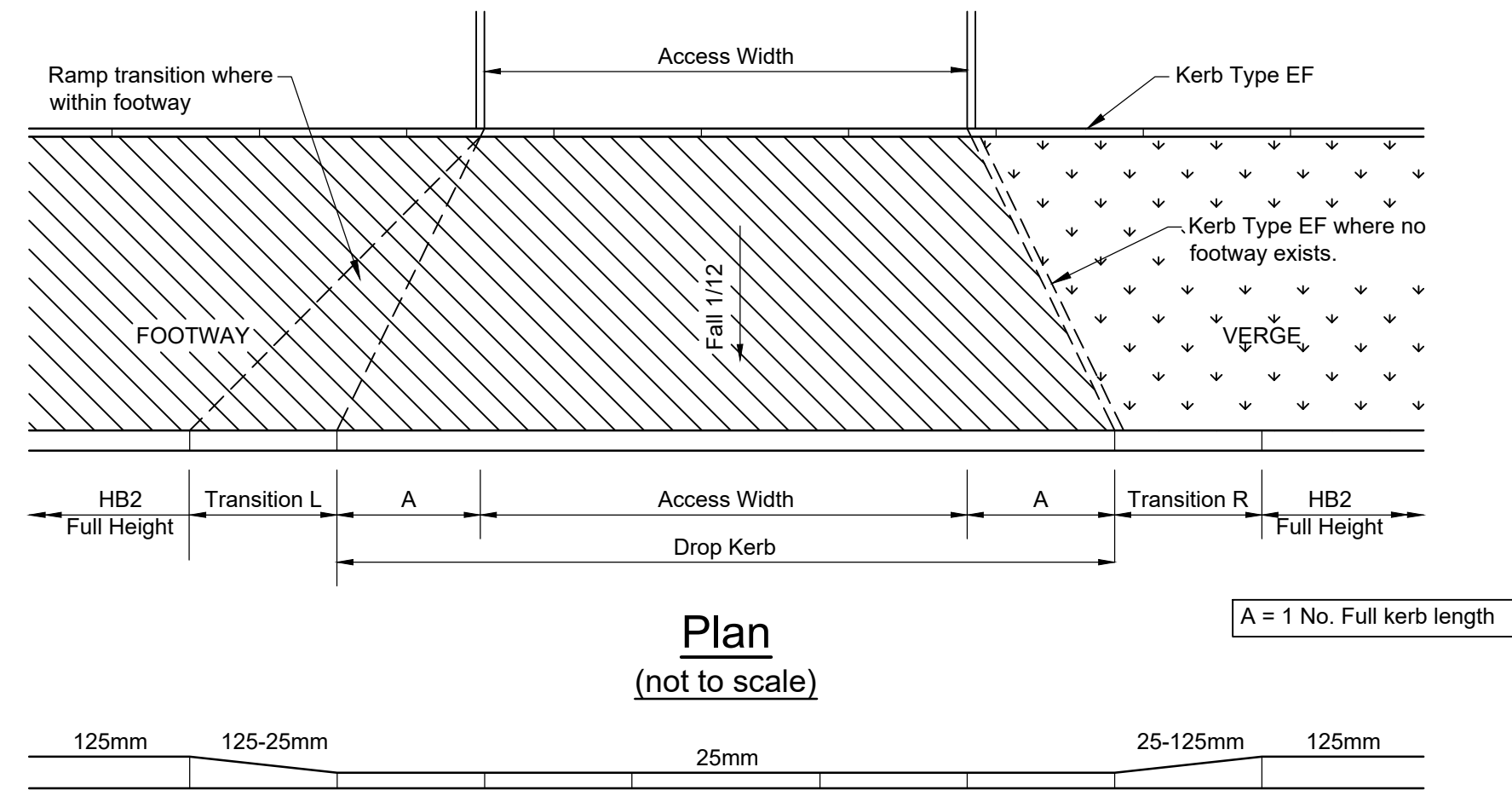
Typical Carriageway Construction



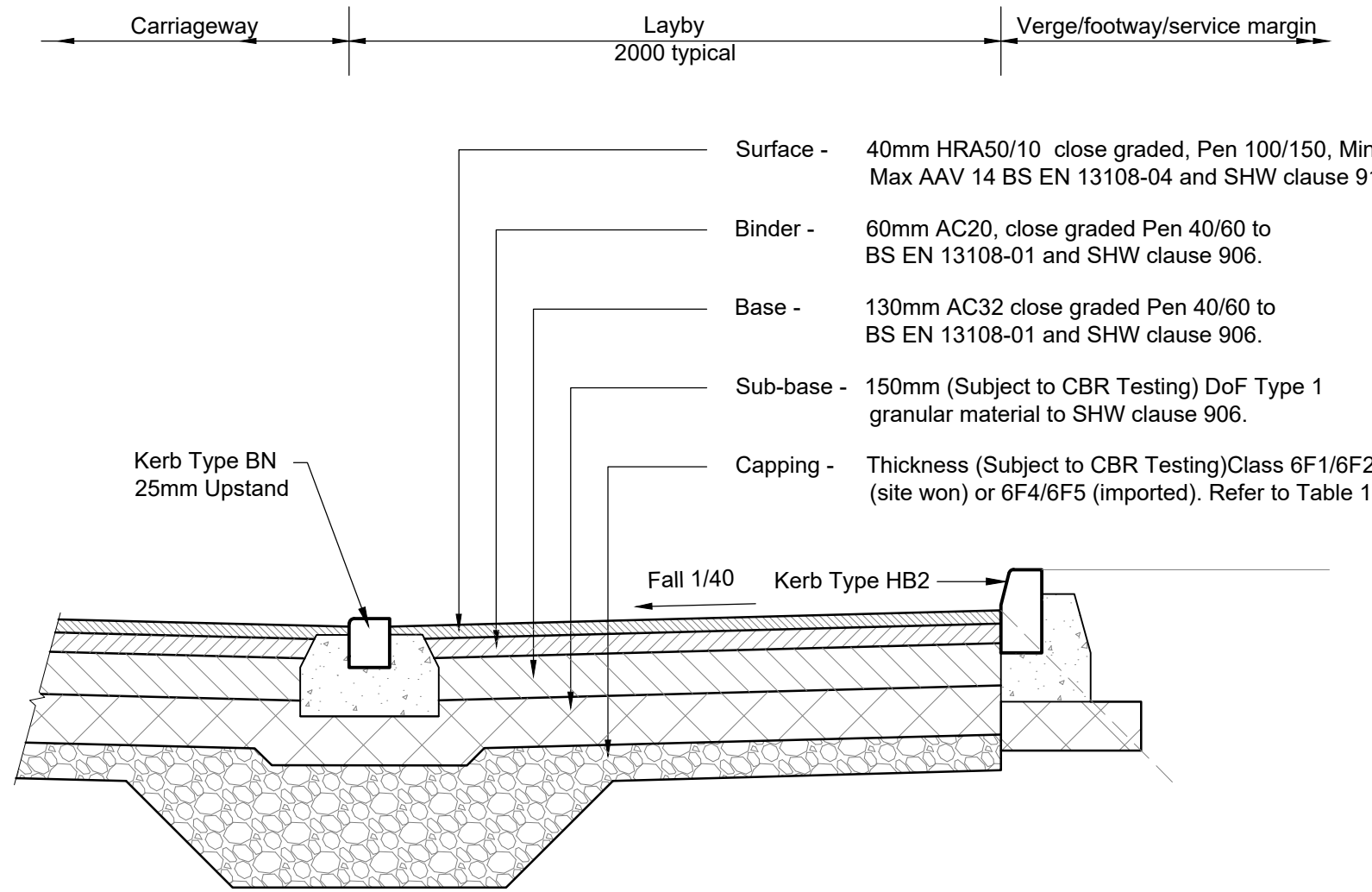
Crossover Construction



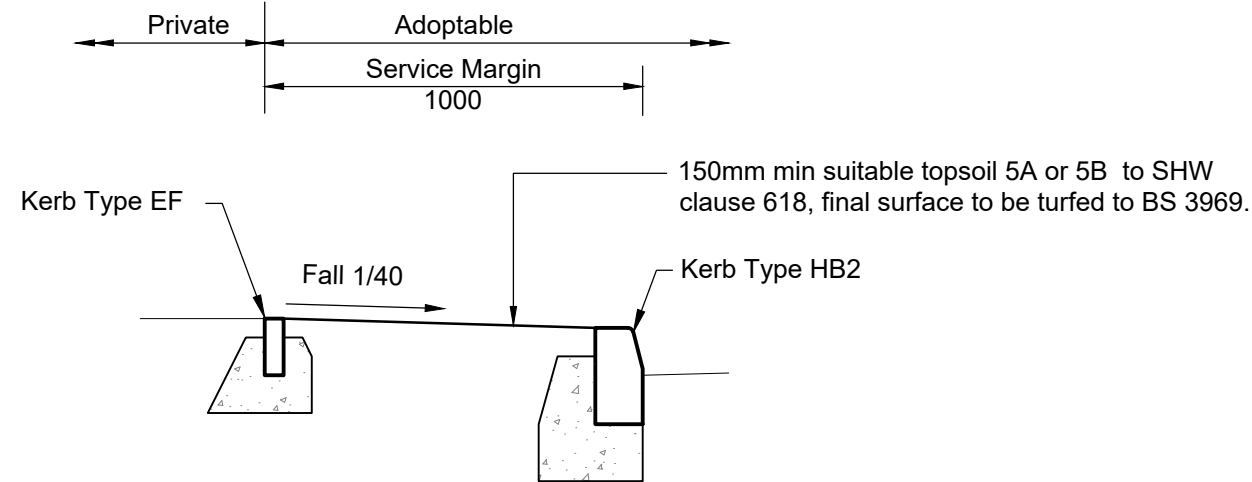
Footpath Construction



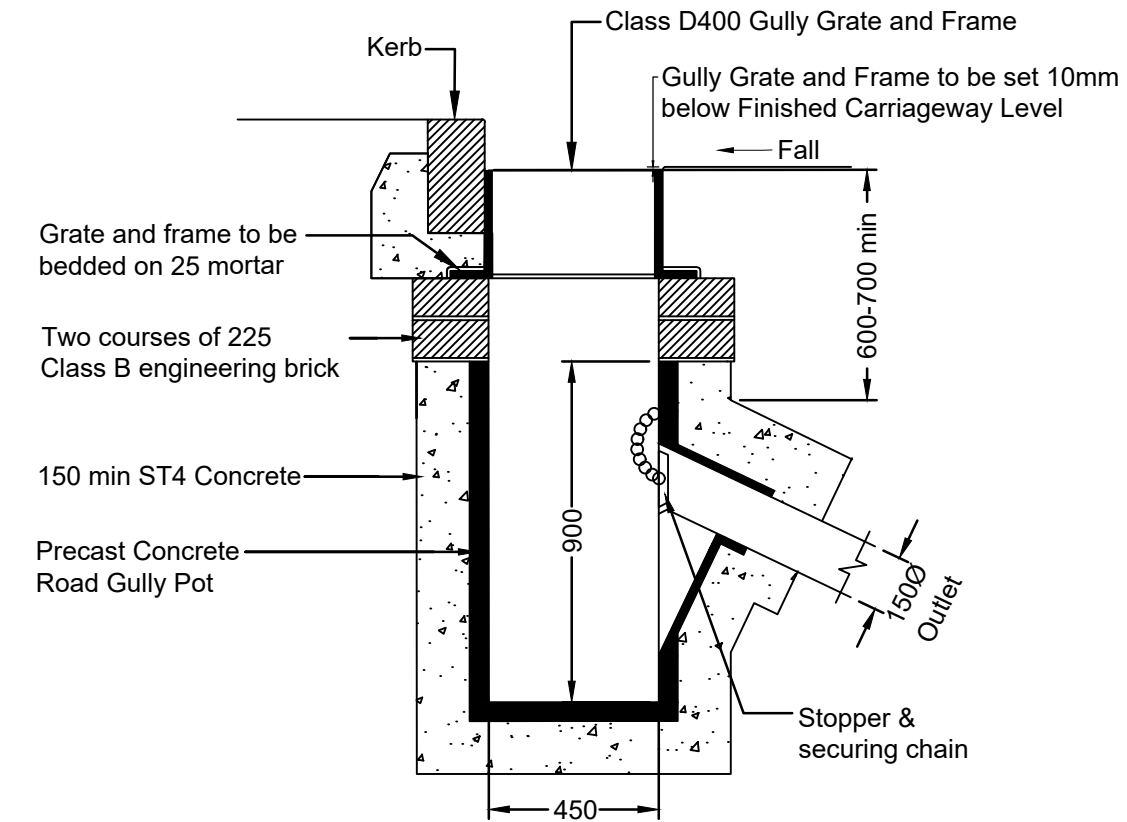
Elevation
(not to scale)
Crossover Detail



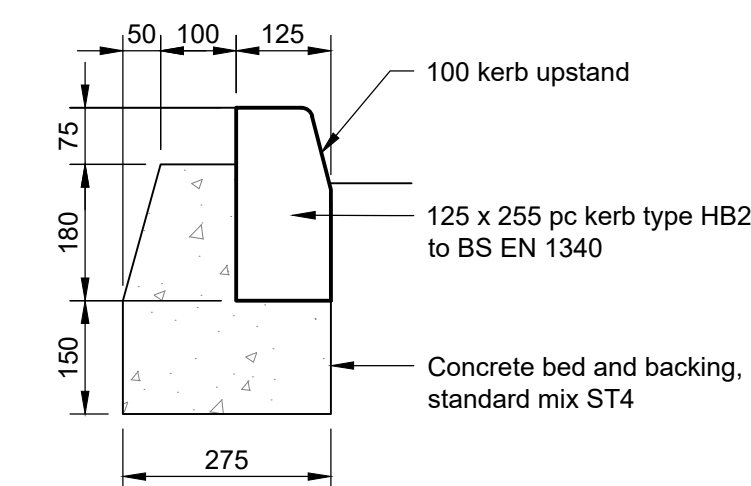
Typical Layby Construction



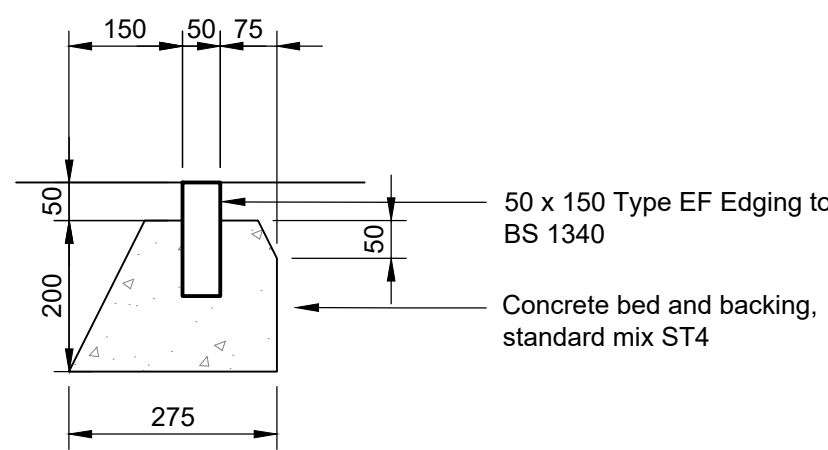
Service Margin



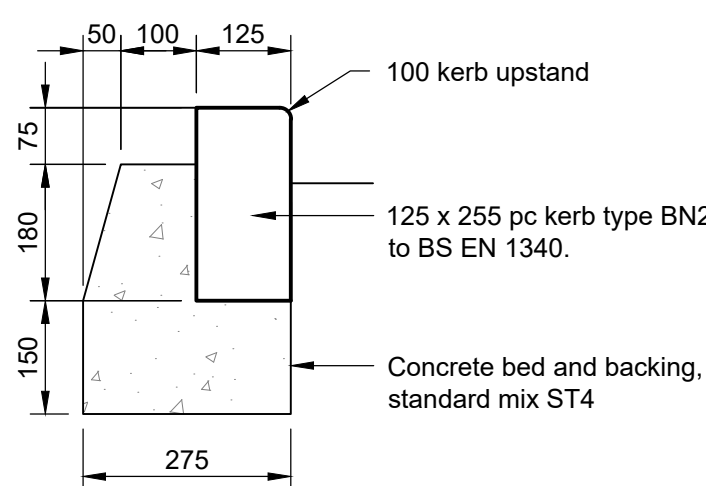
Prestressed Concrete Road Gully
Detail (Channel Inlet)
Scale 1:20



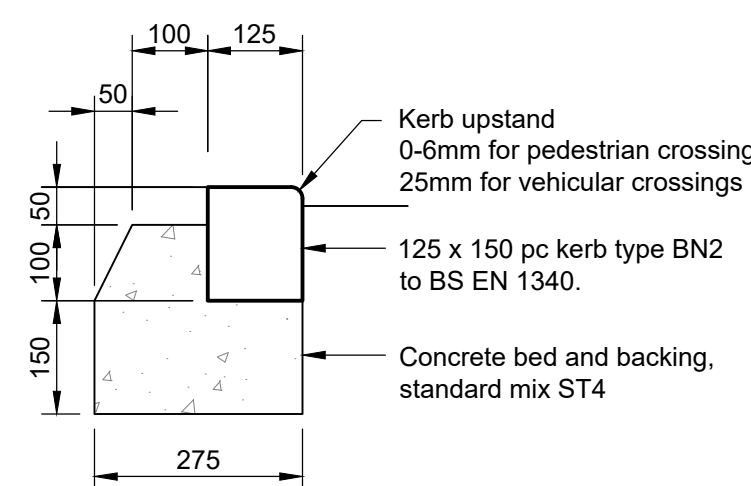
Kerb Type HB2
125x255
Scale 1:10



Edging Type EF
50x150
Scale 1:10



Kerb Type BN
125x255
Scale 1:10



Kerb Type BN
125x150
Scale 1:10

Capping Layer	
Design CBR <2%	Bespoke design in accordance with IAN 73/06
Design CBR 2-2.5%	600
Design CBR >2.5 - 5%	350
Design CBR > 5%	100 (Type 1 to Clause 803)

Table 1

General Notes

Construction
Subject to Technical Approval

C02 08.05.26	Updated to WBC Highways comments	IU	JCT
C01 10.04.26	Construction Issue	JT	JCT
P01 23.01.26	First Issue	CH	JCT
Rev	Date	Description	By Ckd

CONSTRUCTION

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PROJECT
MILLFIELD'S FARM
RUSPER

DRAWING TITLE

Adoptable Roads
Construction Details
Sheet 1

Originator No.	Scale	Revision
15557	1:20@A1	C02

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER

GUI00X-TUL-XX-XX-DR-C-95-630

LEGEND

- Proposed Carriageway within Existing Highway Boundary
- Proposed Footway within Existing Highway Boundary
- Site Boundary
- Highway Boundary (Extent of Adoption)
- Kerb Type HB2
- Kerb Type EF
- S278 Highway Drainage
- S38 Highway Drainage
- Give Way Marking to TSRGD Dia. 1003A
- Edge of Carriageway Marking to TSRGD Dia. 1003A
- Give Way Marking to TSRGD Dia. 1023A
- Centreline Marking to TSRGD Dia. 1004
- Visibility Splay

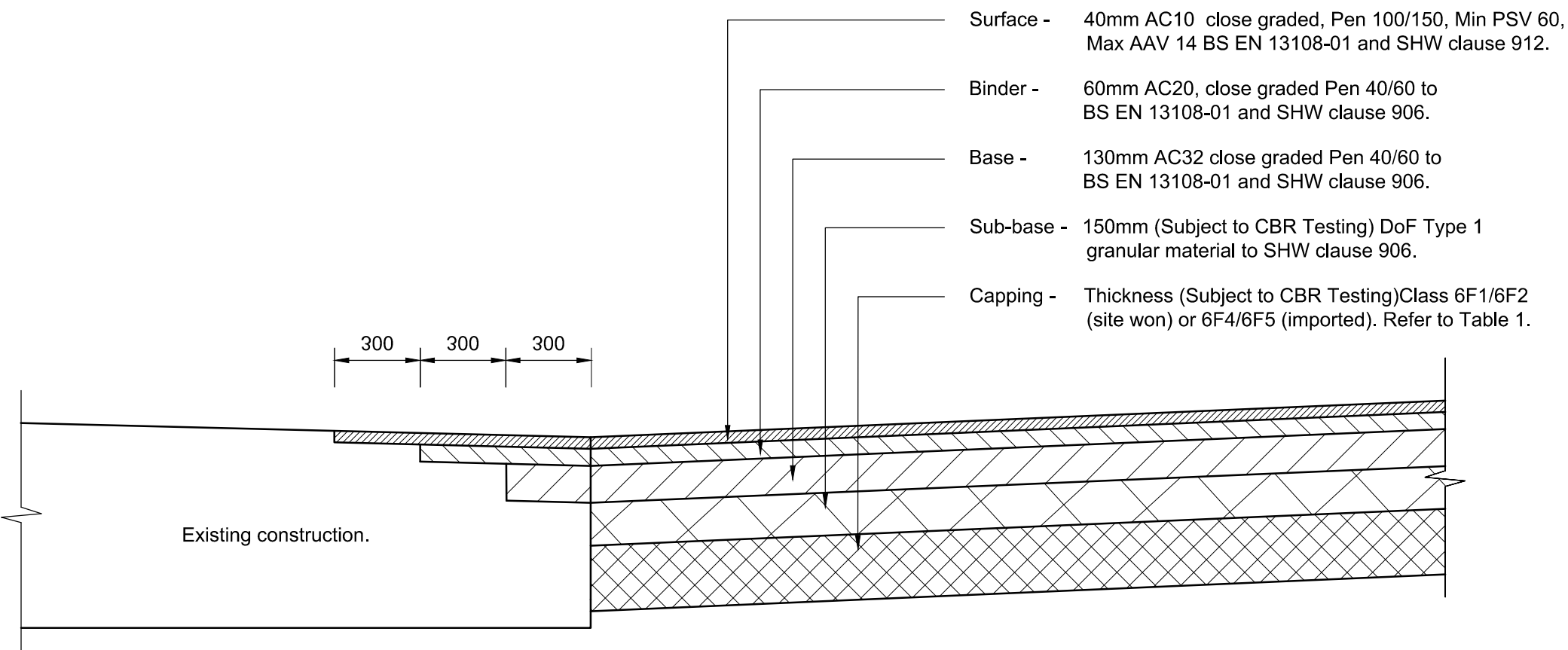
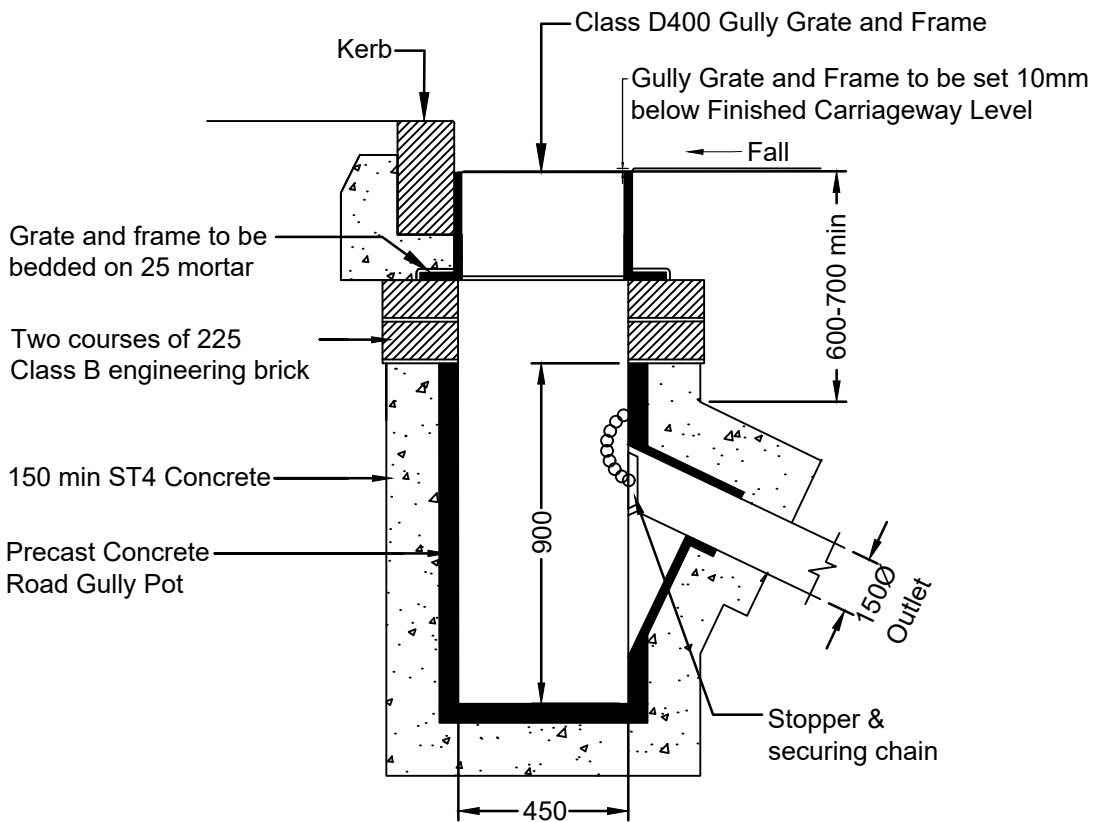
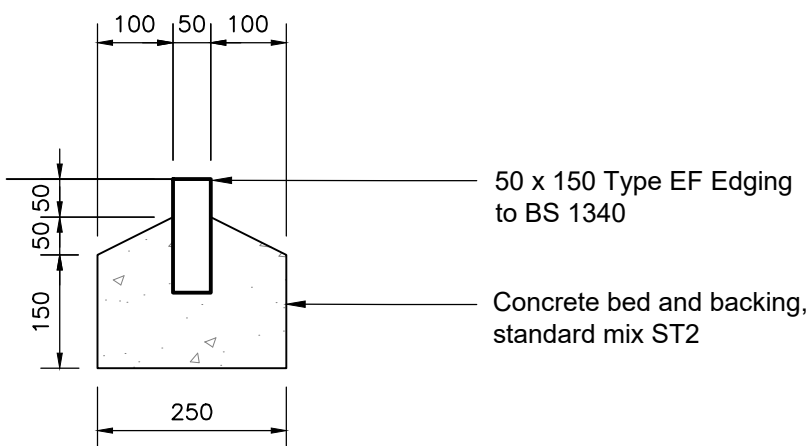
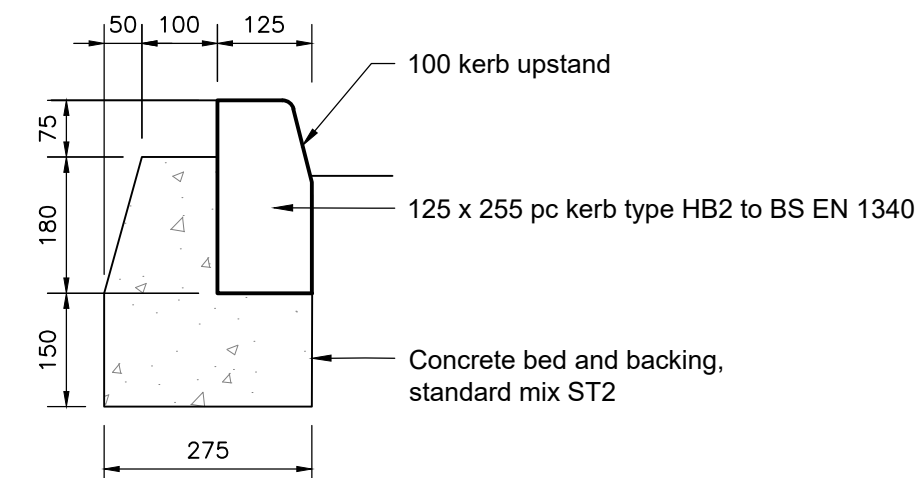


TABLE 1:
Capping/Sub-Base Thickness Details

Capping Layer	
Design CBR <2%	Bespoke design in accordance with IAN 73/06
Design CBR 2-2.5%	600
Design CBR >2.5 - 5%	350
Design CBR > 5%	100 (Type 1 to Clause 803)

Sub-base material shall be Type 1 to Clause 803 of the DTf's Specification for Highway Works. Recycled materials are acceptable subject to complying with SHW clause 803.

Capping material shall be selected from the following materials all of which must comply with Table 6/1 of the DTf's Specification for Highway Works;

- 6F1/6F4
- 6F2/6F5

The use of site won material (6F1/6F2) is preferred.

The Engineer is to be consulted where CBR values are <1%.

No frost susceptible materials shall be used in construction within 450mm of the surface.

The formation is to be trimmed and rolled and any soft spots identified at formation level to be removed and filled with capping material or crushed concrete.

In situ CBRs should be taken at formation level and the results submitted to the Engineer for final agreement of capping and sub-base thickness.

P03	08.05.26	Updated to WBC Highways comments.	IU	JCT
P02	08.04.26	Agreement Issue.	JT	JCT
P01	03.02.26	First Issue.	CH	JCT
Rev	Date	Description	By	Ckd

PRELIMINARY

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PROJECT

LONGWATER ROAD,
FINCHAMPSTEAD

DRAWING TITLE

Section 278 Agreement

Originator No.	Scale	Revision
15557	As Stated @ A1	P03

PROJECT - ORIGINATOR - VOLUME - LEVEL - TYPE - ROLE - NUMBER

GUI003-TUL-XX-00-DR-C-95-800

DATE: 25 February 2026
DESIGNER: Emma Gregory
PROJECT No: 26-086-1B
PROJECT NAME: Longwater Road, Finchampstead



P4 [5-7.5Lux Average/1Lux Minimum]

8 X Kirium Pro S1, 16LED, 3000K, A1, 450mA. Painted in Grey
RAL7046. With 7 Pin Nema.
6M tubular steel, RAL7046 grey finish. Root Mounted.

Outdoor Lighting Report

Please note that this proposed lighting scheme is a lighting solution
that has been designed with information provided
by the client. The solution does not include site, installation
engineering or any risk assessment considerations for CDM.

PREPARED BY: DW Windsor Lighting
Pindar Road
Hoddesdon
Hertfordshire
EN11 0DX

Layout Report

General Data

Dimensions in Metres Angles in Degrees
Grid Origin 479527.0m x 162634.3m
Area 204.3m x 124.4m
Sample Spacing 1.49m x 1.50m

Luminaires



Luminaire A Data

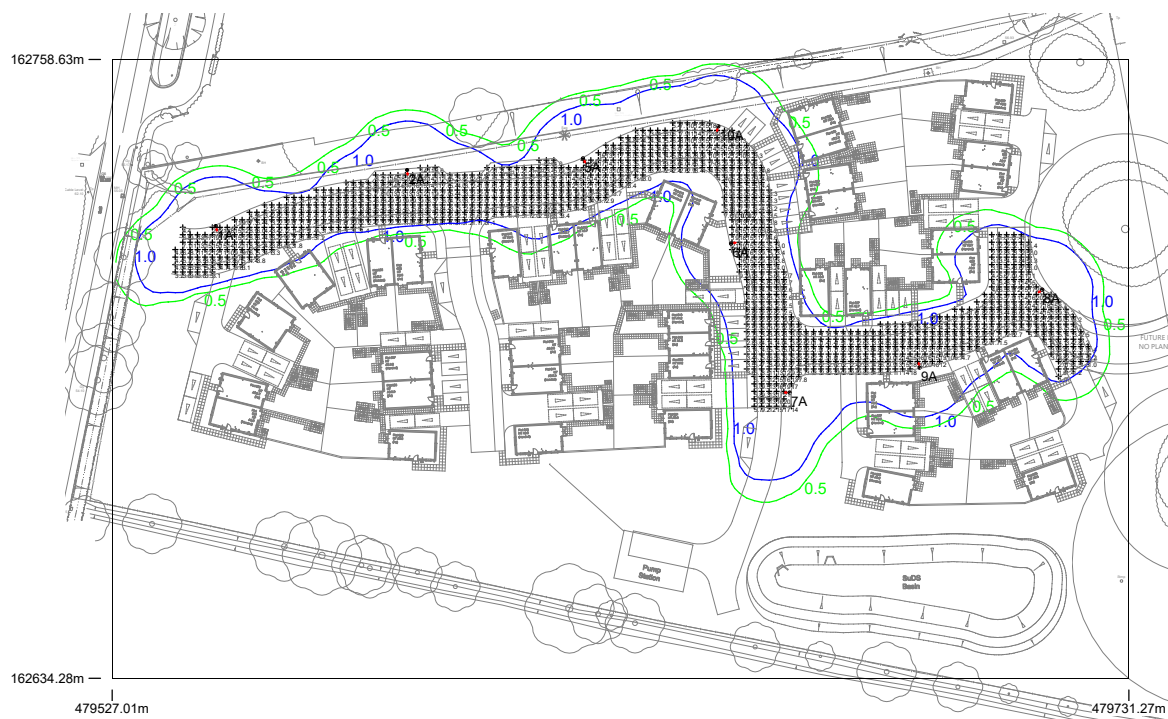
Supplier	D W Windsor
Type	Kirium Pro S1 16LED 3K A1 450mA UMSU G 42 0020 0000 100
Lamp(s)	16x3k
Lamp Flux (klm)	3.67
File Name	Kirium Pro S1 16LED 3K A1 450mA v2 UM SUG 42 0020 0000 100.ies
Maintenance Factor	0.84
Imax70,80,90(cd/klm)	439.8, 171.6, 0.0
No. in Project	8

Layout

ID	Type	X	Y	Height	Angle	Tilt	Cant	Out-reach	Target X	Target Y	Target Z
1	A	479547.82	162725.16	6.00	284.00	0.00	0.00	0.00			
2	A	479586.26	162736.42	6.00	275.00	0.00	0.00	0.00			
5	A	479621.60	162738.76	6.00	297.00	0.00	0.00	0.00			
6	A	479651.33	162721.64	6.00	12.00	0.00	0.00	0.00			
7	A	479663.07	162691.74	6.00	181.00	0.00	0.00	0.00			
8	A	479713.83	162712.42	6.00	219.00	0.00	0.00	0.00			
9	A	479689.19	162696.72	6.00	101.00	0.00	0.00	0.00			
10	A	479648.78	162745.19	6.00	252.00	0.00	0.00	0.00			

Horizontal Illuminance (lux)

Grid 1



Results

Eav	6.20
Emin	1.01
Emax	21.31
Emin/Emax	0.05
Emin/Eav	0.16

	 Luminaire A 
Supplier	D W Windsor
Type	Kinrum Pro S1 16LED 3K A1 450 mA UMSJUG 42 0020 0000.100
Lamp(s)	16x3x
Lamp Flux (klm)	3.67
Maintenance Factor	0.84
No. in Project	8

