

SITE LAYOUT KEY

	Boundary Line
	Cycle Path
	Visibility Splay 1m x 43m
	New tree planting
	Dropped Kerb
	Tactile Paving
	Signage with speed limit to be displayed on site

Cycle Path

Visibility Splay 1m x 43m

New tree planting

Dropped Kerb

Tactile Paving

Sinage with speed limit to
displayed on site

CONDITION 16

Prior to commencement of the development, there shall be submitted to and approved in writing by the local planning authority, details of the proposed cycle link on to Observer Way to include visibility splays and surfacing. The cycle link 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 cycle link 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.

Landscaping
inside boundary to
not exceed height
of 0.6m

Tarmac Path

Drain

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WHOLE OR IN PART, WITHOUT PRIOR WRITTEN PERMISSION.

DO NOT SCALE!
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE
WORK COMMENCES

BOUNDARY SUBJECT TO TITLE PLAN CHECK

SUBJECT TO REVIEW OF LEVELS AND FALLS

C	20/03/26	Visibility splay increased from 1m x 43m to 2.4m x 64m, inline with client comments.	JL
B	19/02/26	Visibility splay increased from 25m to 43m, inline with client comments.	JL
A	16/01/26	Revised in line with comments	LA
Rev.	Date	Description	Drawn

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client
Tungsten Properties

Observer Park, Arborfield,
Reading

drawing title

**C16 - Cycle Path
Visibility Splay**

date October 2025

status Planning

scale 1:200 @ A3

drawn JL checked DW

job no. 3389 dwg no. P408 rev. C