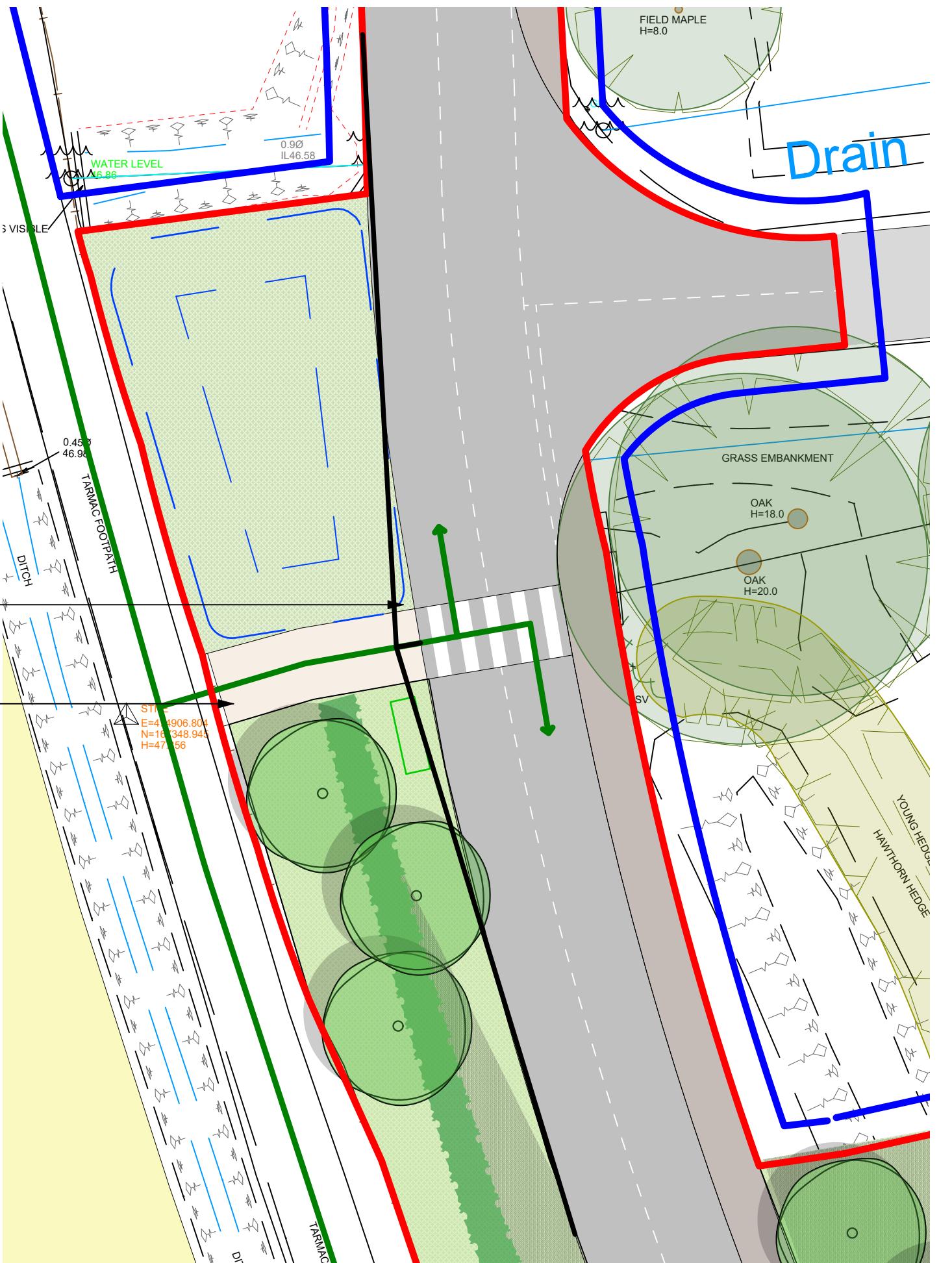


SITE LAYOUT KEY	
	Boundary Line
	Cycle Path
	Visibility Splay 1m x 25m
	New tree planting

Landscaping inside  
boundary to not  
exceed height of 0.6m

Tarmac Path



## 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.

Rev Date Description Drawn

**htcarchitects**

York Place Studio  
8 Britannia Street  
Leeds  
LS1 2DZ  
T: (0113) 244 3457

W: [www.htcarchitects.co.uk](http://www.htcarchitects.co.uk)  
E: [info@htcarchitects.co.uk](mailto:info@htcarchitects.co.uk)

client  
Tungsten Properties

project  
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. -