

Date: 5 November 2025
Application: 252704



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 252704

Applicant: -

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish:

Grid Reference: Easting - 474996, Northing - 167295

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning approval 243190 dated 05.08.2025. Condition 16 relates to cycle link.

Case Officer: Kieran Neumann

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252704. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **26 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252704
Address:	Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
Proposal:	Application for submission of details to comply with the following condition of planning approval 243190 dated 05.08.2025. Condition 16 relates to cycle link.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The proposal seeks consents for discharging condition 16 for Planning Application Reference 243190. The general arrangement of the proposed 3m wide shared cycleway/footway link is agreed under the Outline Application 223083.

The submission is expected to include all approved details (e.g. dropped kerb, tactile paving at crossing points, signs) in the proposed cycle link plan.

The applicant shall clarify the design speed of the site road. According to Chapter 5.8 of LTN 1/20, the absolute minimum x distance for cycle traffic is 2.4m, and the required y-distance is the same as the SSD stated in Table 5.5. The proposed 1m x 25m visibility splays are not accessed appropriately. The applicant is required to demonstrate the required visibility splays on both sides of the proposed crossing point.

Meanwhile, the acceptance of a zebra crossing will subject to the design speed of the site road with no higher than 30mph. The applicant may wish to include suitable traffic calming measures as part of the highway construction details (Condition 10).

Conditions & Reasons (if required)

Date:	11/11/2025	Signed:	JP
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