

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	SDL Infrastructure	Green	App No: 251981
Address:	Linear Park Phase 3a, Arborfield Garrison & Adjoining Land, Arborfield, Reading.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning permission O/2014/2280 (140977) dated 02/04/2015. The Reserved Matters comprise details of the erection of the Linear Park Phase 3A of the wider site, together with associated landscaping, a substation and an attenuation pond. Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Minor All other developments		
Site Visit Made:	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

I have reviewed the Linear Park Phase 3A Landscape Masterplan (July 2025), the Soft and Hard Landscaping Proposals (August 2025), the Design Statement (August 2025) as well as the Overarching Landscape Strategy Document (July 2015).

The Overarching Landscape Strategy Document describes the following aims for this area:

“This area creates a valuable green rib that forms part of the linear valley park and separates two future development parcels. It provides an attractive corridor for the cycleway/ footpath and bridleway that traverse the area.”

“The community orchard and parkland trees...create a subtle boundary with the development area further to the east at the same time permitting filtered eye level views into the Village Green area.”

I am in agreement with the Wokingham Borough Council Senior Landscape Officer that the visitor parking bays should be removed. They cut into the greenspace resulting in an undesirable urbanising effect and interrupt the “subtle boundary with the development area”. Additionally, those closest to the attenuation basin cause unnecessary squeezing of the path, which does not create the desired “attractive corridor for the cycleway/ footpath and bridleway that traverse the area.”

I would recommend removing all 6 visitor bays and the associated screening hedges to allow better separation of the development area and the greenspace and maintain the attractiveness of the green corridor for traversal. In place of these visitor bays and hedges, additional trees should be planted to maintain the leafy edge of the park.

The footpath to the northwest of the attenuation basin is very constricted by its proximity to both the basin and the road, with the safety post and rail fence increasing this sense of constriction. I agree with the senior landscape officer that it would be preferable to alter the shape of the attenuation basin to relieve the space on the northwestern edge and allow suitable green borders either side of the path.

Pulling back the edge of the basin from the path may negate the need for a safety fence, in which case a planted hedge would be preferable as a protective boundary between the path and basin, provided the hedge sits at least 2m away from the path edge to prevent overgrowth into the path – illustrative example below:



I would also like to see an additional bench facing the path in the following area (circled red), to help integrate this section of the park with the proposed open spaces on the southern side of the path.



Conditions & Reasons (if required)

No additional conditions once layout approved.

Date:	08/10/25	Signed:	F. Rothery
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