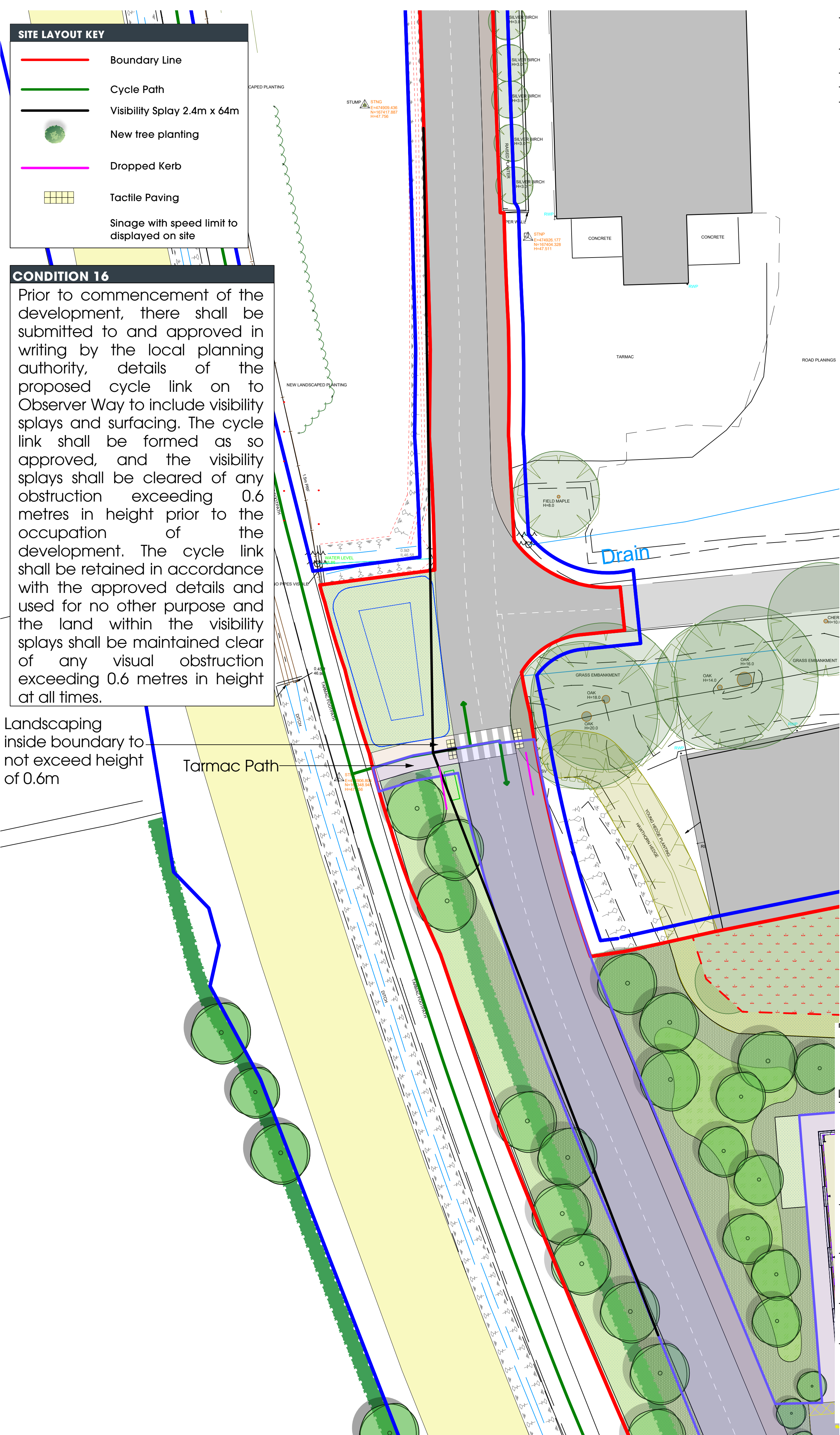




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DO NOT SCALE!  
ALL DIMENSIONS SHOULD BE CHECKED ON SITE BEFORE  
WORK COMMENCES

BOUNDARY SUBJECT TO TITLE PLAN CHECK

SUBJECT TO REVIEW OF LEVELS AND FALLS

—

Boundary Line

—

Cycle Path

—

Visibility Splay 2.4m x 64m

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

|      |          |                                                    |       |
|------|----------|----------------------------------------------------|-------|
| C    | 20/03/26 | 44m. inline with client comments.                  | JL    |
| B    | 19/02/26 | Visibility splay increased from 25m to 43m, inline | JL    |
| A    | 16/01/26 | Revised in line with comments                      | LA    |
| Rev. | Date     | Description                                        | Drawn |

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client  
**Tungsten Properties**

project  
**Observer Park, Arborfield,  
Reading**

drawing title  
**C16 - Cycle Path  
Visibility Splay**

date **October 2025**  
status **Planning**  
scale **1:250 @ A3**  
drawn **JL** checked **DW**  
job no. **3389** dwg no. **P408** rev. **C**