

Date: 3 September 2025
Application: 251981



**WOKINGHAM
BOROUGH COUNCIL**

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Highways,

Approval of Reserved Matters Consultation

Application Number: 251981

Applicant: .

Site Address: Linear Park Phase 3a, Arborfield Garrison & Adjoining Land, Arborfield, Reading

Parish: Barkham

Grid Reference: Easting - 477054, Northing - 165314

Type of Development: Minor All other developments

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.

Case Officer: Adriana González

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 251981. 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 **24 September 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey Principal Highways Management Officer		
Service	SDL Highways	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:	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 LHA have no objection to the application for a Linear Park. The submitted plans demonstrate 2.4m x 25m visibility splays which are suitable for the design speed of 20mph according to Manual for Streets. A crossing with dropped kerbs and tactile paving is shown at the point the cycleway crosses the spine road. The parking spaces adjacent to the park should be retained. The majority of trees proposed are setback several metres from the edge of carriageway.

Date:	03.10.25	Signed:	Ben Amey
--------------	----------	----------------	----------