

MEMORANDUM

From:	Connor Clark PROW & Capital Projects Officer		
Service	WBC Public Rights Of Way	App No:	250735
Address:	Land to the north of School Road, Arborfield Cross.		
Proposal:	Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)		
Type of Development:	Major Dwellings (10+)		
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

No issues from a public rights of way prospective, however Cole Lane is a Byway Open To All Traffic – ARBO9.

Looking at the masterplan it is proposed that pedestrian access is provided onto Cole Lane ARBO9 to improve access options of future residents to the village.

It's reasonable to assume that these new residents will use nearby PROWs for recreation (walking, dog walking, cycling, running). This increased usage can lead to wear and tear on PROW and erosion, increased need for maintenance, therefore we would look to seek some surfacing upgrade works to the Byway – ARBO9.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	09/05/25	Signed:	C.Clark
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