

Date: 6 March 2026
Application: 260568



WOKINGHAM
BOROUGH COUNCIL

SDL Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Highways,

Discharge of condition Consultation

Application Number: 260568

Applicant: Mr Kevin Paldano

Site Address: Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire

Parish: Barkham

Grid Reference: Easting - 477007, Northing - 165109

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 230872 dated 18/10/2023. Condition 13 relating to Visibility Splays for Private Drives.

Case Officer: Nick Chancellor

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 260568. 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 **27 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	TH		
Service	SDL Highways	App No:	260568
Address:	Arborfield Green District Centre, Arborfield Green, Arborfield, Berkshire.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 230872 dated 18/10/2023. Condition 13 relating to Visibility Splays for Private Drives.		
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 applicant has submitted site wide drawings showing visibility splays for private drives in aim of discharging Condition 13 attached to the Reserved Matters Application 230872. Condition 13 is as follows:

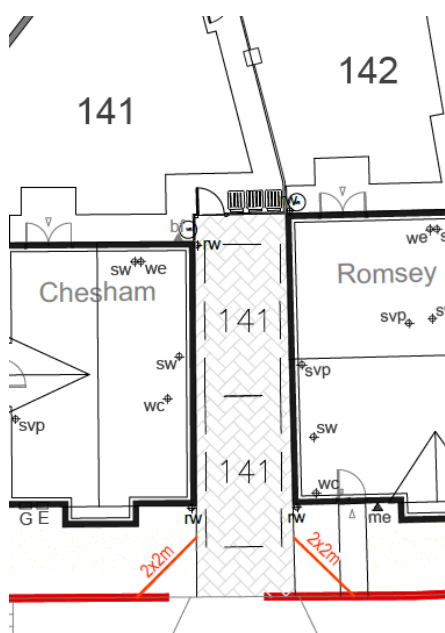
“Visibility Splays for Private Drives

13. No dwelling shall be occupied until visibility splays of 2.0 metres by 2.0 metres, have been provided at the intersection of the driveway and the adjacent footway serving that dwelling, unless otherwise agreed in writing with the Local Planning Authority. (Dimensions to be measured along the edge of the drive and the back of the footway from their point of intersection). The visibility splays shall thereafter be kept free of all obstructions to visibility above a height of 0.6 metres.

Reason: In the interests of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.”

Submitted drawing 22585-02-10-D2-P1 shows 2.0m x 2.0m visibility splays where private driveways cross a footway. At several locations the splays cut across trees and 0.45m high knee rail fence, however the splays are to be kept free of obstruction above a height of 0.6m in line with the condition.

In some locations, it is noted that visibility splays for some private driveways cross the land of another property, for example shown below for the left splay for 141 crossing the front garden and a small part of the footway for 142:



In practice, it is acknowledged that this would unlikely cause an issue, however there should be a covenant on land within approved visibility splays to ensure that owners cannot build or obstruct the splay above a height of 0.6m.

In several locations, it is noted that the trees are shown to be very close to obstructing the visibility splays for the following parking spaces: 192, 193, 194, 195, 196, 197, 200, 201, 203, 204, U adjacent to 28. It would be welcomed if the applicant can confirm whether the trees are to have a clear stem to a height of 2.0m before the crown of the tree or reconsider the positioning of trees and whether they could be altered / slightly set back, where possible.

There are some locations where there appears to be a footway / part footway provided and no visibility splay has been provided. This is at the following locations: spaces for 29 and 30, 35, 130 and 133, and 153, 169, 171, 176, 188 and 189. Providing 2.0m x 2.0m visibility splays in these locations does not appear to be an issue however this should be provided for completeness.

Adjacent to the parking space for dwelling 128, there is a visibility splay that crosses a signpost. The applicant is to confirm that this is low level signage or if it can be relocated to be completely free of the splay then that would be preferable.

Conditions & Reasons (if required)

Date:	23.03.2026	Signed:	TH
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