

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	SDL Landscape and Trees	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**

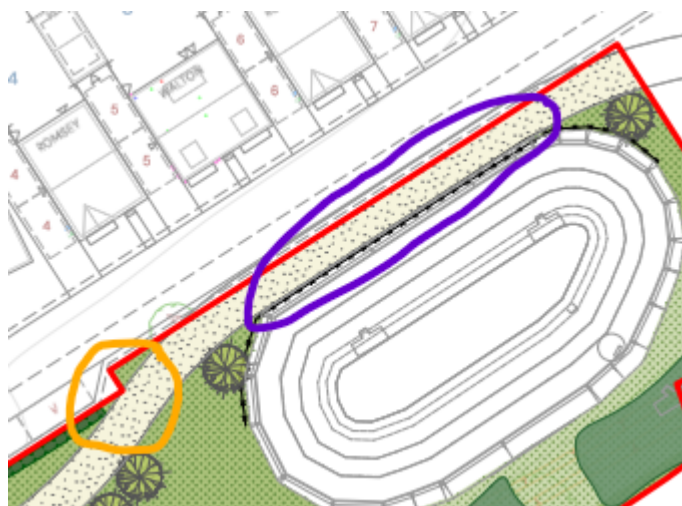
Comments On Proposal

I am concerned that we have this application for part of the linear park adjacent to Parcel N which shows visitor parking bays within the park but related to Parcel N where I previously indicated through pre-app comments for Parcel N that:

The relationship of the development within Parcel N with the Linear Park to the south of the site is crucial and will need to provide a green edge to the development. The Village Green Design Code indicates the roads within the development cells should have the character of 'Leafy Streets' and therefore we will be expecting street trees adjacent to the boundary with the Linear Park. The necessity and inclusion of street trees is also highlighted in the NPPF Paragraph 136. I note the footway adjacent southern boundary has now been removed however very few trees are shown to be planted (2 no.) with extensive visitor parking bays (12 spaces). This is still not an acceptable solution Parcel's N relationship to the open space.

The development edge to the Linear Park around Parcel will need to replicate that on the other side of the park opposite Parcel P. Therefore, the parking bays will need to be removed.

I note that there is an existing basin in the location of the proposed basin (C72) which will be increased in size. Is it possible to slightly amend the shape of the basin in order to pull the north-western edge of the basin away from the proposed footpath? The plan as shown indicates that footpath sandwiched between the edge of the road and the top of the basin with no appropriate landscape edge. The basin therefore is shown to be fenced because of the close proximity of the footpath to the top of the basin. See snip below with the area highted in purple. This will need to be considered further to allow for a better design solution to be provided and improve the pedestrian experience using this route in this location.



It is not clear what the existing and proposed ground levels are in relation to the park, footpath and basin and how these relate to the adjacent highway. These will need to be provided.

Due to the position of the parking bays (which need to be removed) and alignment of the footway to route around the basin in the area shown in orange in the snip above, the end of the proposed hedgerow to the back of the parking bays is not sustainable as it will grow out into the footpath. This area will need to be reconsidered to take account of my comments.

I will not comment on the detail of the proposed planting at this stage until the above issues have been resolved. Although I will highlight that we will be looking for appropriate planting along the existing stream and on the edges of the basin like that shown on the Linear Park Phase 2 Planting Plan produced by Murdock Wickham.

Conditions & Reasons (if required)

Possible conditions to be provided once the above issues have been resolved.

Date:	1 st October 2025	Signed:	C. Brimble
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