

MEMORANDUM

From:	Finlay Rothery Green Infrastructure Support Officer		
Service	SDL Infrastructure	Green	App No: 252379
Address:	Parcel N, Arborfield Green, Berkshire.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of appearance, landscaping, layout and scale to be considered.		
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

I have reviewed the Landscape Masterplan and soft landscape sheets 1-3, as well as looking at the Overarching Landscape Strategy Document for the adjacent linear park open space, as the interaction between these two areas affects the quality of the open space.

The Overarching Landscape Strategy Document describes the following aims for the adjacent linear park:

“This area creates a valuable green rib that forms part of the linear valley park and separates two future development parcels. It provides an attractive corridor for the cycleway/ footpath and bridleway that traverse the area.”

“The community orchard and parkland trees...create a subtle boundary with the development area further to the east at the same time permitting filtered eye level views into the Village Green area.”

It is important that the southern boundary of Parcel N, where it interacts with the surrounding greenspace, allows these green spaces to meet the above aims. The presence of 12 visitor parking bays inset into the greenspace is not appropriate for

meeting these aims. They cut into the greenspace resulting in an undesirable urbanising effect and interrupt the “subtle boundary with the development area”. Additionally, those closest to the attenuation basin cause unnecessary squeezing of the path, which does not create the desired “attractive corridor for the cycleway/ footpath and bridleway that traverse the area.”

I would recommend removing all 12 visitor bays to allow better separation of the development area and the greenspace and maintain the attractiveness of the green corridor for traversal.

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:	19/11/25	Signed:	F. Rothery
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