

PLANNING REF : 260737
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 21/05/2026

COMMENTS:

Arborfield & Newland Parish Council object to this planning application.

The proposal fails to demonstrate compliance with key Wokingham planning policies and the Arborfield & Newland Neighbourhood Plan. Although the Planning Statement asserts compliance with TB10, it does not provide the technical evidence required to satisfy the broader Development Plan.

The site lies outside settlement limits and therefore conflicts with CP11, and no landscape or visual assessment is provided to show that the development or its engineered access would protect the rural character of Eversley Road.

The application does not meet CP3 or CP6, as the access design is unsupported by visibility splays, pedestrian safety measures, swept path analysis, drainage details, or evidence that emergency and service vehicles can safely enter and exit the site.

Eversley Road is a designated Green Route under CC03, yet the proposal offers no assessment of hedgerow loss, corridor character, or mitigation, despite the clear policy requirement to protect and enhance this landscape feature.

Ecological information is incomplete: the Planning Statement acknowledges contradictory Great Crested Newt data and provides no compliant mitigation strategy, and the application omits a Biodiversity Net Gain calculation despite this being mandatory.

The Community Involvement Statement also fails to meet Wokingham's SCI, offering no meaningful engagement or assessment of community impact.

Overall, the application relies on unsupported assertions rather than evidence and does not demonstrate safe access, environmental protection, or landscape compatibility. It is therefore not compliant with CP3, CP6, CP8, CP11, CC03, TB20, TB23, or the Arborfield & Newland Neighbourhood Plan, and should be refused.