

PLANNING REF : 260736
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 21/05/2026

COMMENTS:

Local residents have requested that the Parish Clerk submit their objections to this planning application on their behalf due to their wish to remain anonymous.

Objection 1:

I would like to formally object to this planning application and wish to raise the following concerns regarding the proposed development, which appears likely to increase the size of the existing site by approximately three to four times its current scale.

1. Traffic Impact

I am concerned about the increase in traffic movements, particularly at the roundabout junction of Eversley Road and Poperinghe Way, as well as at the upper section of Poperinghe Way where the road divides. The local road infrastructure already experiences congestion and additional traffic is likely to worsen safety and accessibility issues.

2. Noise and Air Pollution

The proposed expansion is likely to result in increased levels of noise pollution and vehicle emissions, which would negatively affect the amenity and quality of life of nearby residents. 3. Impact on Public Footpaths and Local Amenity

There is concern that the development could contribute to a rise in the use of unlicensed and uninsured motorcycles in the surrounding area. This already causes significant noise disturbance and distress to dog walkers, cyclists, ramblers, and other users of the public footpaths behind Poperinghe Way.

4. Waste, Litter, and Environmental Concerns

Littering is already an issue both at the top of Poperinghe Way and within the large waste area located to the north-west rear of the existing site. The area currently resembles a local refuse tip, creating a considerable visual eyesore and, in my view, presenting a potential health and environmental risk. An expanded development may further exacerbate these issues.

5. Parking and Highway Safety

Parking on Poperinghe Way is already problematic. Increasingly, vehicles are being parked on pavements, creating hazards for pedestrians, wheelchair users, and residents with prams. The proposed development could lead to additional indiscriminate parking and further compromise highway and pedestrian safety.

6. Loss of Green Space

I am also concerned that this proposal would contribute to the continued loss of already diminishing green spaces within the local area, to the detriment of both residents and local wildlife.

7. Previous Unauthorised Development and Enforcement Concerns
I understand that the site has previously been extended without Council permission or approval, and that an injunction is currently in place. I would therefore seek clarification as to whether approval of this application for one static caravan would affect or invalidate the existing injunction. I am also concerned about how compliance would be monitored and enforced in practice. Given the history of unauthorised expansion, it seems unlikely that the development would remain limited to a single static caravan, which could in turn intensify all of the concerns outlined above.

For the reasons set out above, I respectfully request that the Council carefully considers the cumulative impact of this proposal on local residents, infrastructure, public amenity, and the surrounding environment before reaching any decision.

Objection 2:

- 1) There are regularly fires with black smoke giving toxic fumes which are detrimental to local residents health and smell awful making it difficult to enjoy our outdoor space or open windows.
- 2) The road at the top of Poperinghe Way is dangerous for pedestrians crossing and cars often pull out of and into the road where the traveller site is at speed and without looking. Children cross the road to school and I am concerned that more vehicles using the road will increase that danger even more. It's already a problem. If Highways observed for a short period of time, they would see this is a problem.
- 3) The area at the top of the road is often littered, despite local residents from Poperinghe Way clearing it. The litter comes from cars accessing the travelling site throwing it out the window or opening the car doors and dropping litter at the side of the road.
- 4) Further noise pollution from unlicensed vehicles driving down the path that is alongside Poperinghe Way. Some of the vehicles doing this appear to originate from the traveller site.