

PLANNING REF : 253039
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 14/01/2026

COMMENTS:

Barkham Parish Council (BPC) objects to the retrospective application for the siting of a mobile home for residential use at Newlands, Mole Road, Sindlesham, on the following grounds:

1. Inappropriate

Residential Use & Siting

- The retrospective proposal to station a mobile home on this greenfield/edge-of-settlement site represents inappropriate, unsustainable residential development outside defined settlement boundaries.
- Wokingham's Core Strategy Policy CP1 (Sustainable Development) emphasizes that development must protect the countryside and focus growth within defined settlements. This application departs significantly from that principle.

2. Conflict with Local Planning Policies

- This application is contrary to CP3 (General Principles for Development), which states that all new development should respect the character of its surroundings, and CP11 (Sustainable Waste Management), as residential use of private gypsy/traveller-type accommodation outside allocated sites is not managed.
- The Managing Development Delivery (MDD) Plan 2014 provides no provisions for permanent residential caravanning/mobiles outside designated sites. The site does not satisfy criteria under MDD or any emerging Local Plan policies for pitch or gypsy/traveller provision.

3. Unsustainable Location & Access

- Located remote from services, the mobile home would necessitate private vehicle use, placing additional travel demand contrary to Core Strategy CP6 (Managing Travel Demand).
- The lack of pedestrian infrastructure or proximity to frequent public transport routes undermines sustainable travel aims.

4. Visual & Landscape Impact

- The siting of a domestic mobile home within a rural/agricultural context causes harm to the local landscape. Its suburban/domestic character is inappropriate and fails to respect the site's rural officers and design expectations under MDD Policies CC01 and CC02, which protect the countryside and landscape character.

5. Precedent and Planning Enforcement Considerations

- Approval of this retrospective application would set a damaging precedent for other mobile home/makeshift residential uses on

greenfield land.

- Wokingham Borough Council's planning enforcement procedures should be invoked to restore the site to its previous lawful use, rather than retrospectively legalising an inappropriate development.

6. National Planning Policy Framework (NPPF)

- Under the NPPF (2023), paragraph 80 seeks to protect undeveloped coast and countryside from sustainable travel and landscape harm. The current use neither provides identified local need nor adequate provision for services or sustainable travel.

Conclusion

BPC urges Wokingham Borough Council to refuse the application on these grounds:

- It conflicts with CP1, CP3, CP6, and CP11 of the Core Strategy.
- It is unacceptable under MDD policies that safeguard countryside and landscape, with no supporting case under gypsy/traveller guidance.
- It undermines sustainable development goals, harms rural character, and sets a harmful procedural precedent.