

PLANNING REF : 252595
PROPERTY ADDRESS : Arborfield & Newland Parish Council Office
: The Pavilion At Arborfield Park, Swallowfield Road, Arborfield
: RG2 9JR
SUBMITTED BY : Mrs Hilary Carless
DATE SUBMITTED : 22/01/2026

COMMENTS:

Arborfield and Newlands Parish Council

Application number: 252595

Proposal: Outline application for the proposed erection of up to 27 dwellings

Site Address: Land rear of Langley Common Road and south of School Road Langley Common Barkham

Comments: Arborfield and Newlands Parish Council.

See additional supporting evidence below

Conclusion of Arborfield and Newlands Parish Council.

This is an inappropriate development for Langley Common for the reasons to be outlined below. The parish council recommends this application is refused.

The proposed development contravenes a number of the policies contained within the Arborfield and Barkham Neighbourhood Plan, those being policies on sustainable development, Identity and rural setting, appropriate developments and getting around.

The application submitted by Jean Wenman does not meet the development plan for Wokingham borough council. The application is a ribbon

development and seeks to coalesce Langley Common with Arborfield Cross further eroding the rural nature of both villages.

The development is outside the Arborfield Garrison strategic development location and is wholly a greenfield development site within the Langley Common abutting Arborfield Cross, all be it in Barkham Parish. Resulting in a net loss of agricultural land and green field open space around the village of Arborfield Cross. The site for development also fails to provide a sustainable location and supports no improvements to the local amenity, facilities or

transport links that this development relies on to support the 'sustainable' nature of its planning application.

The parish council therefore does not believe this proposed development is consistent with WBCs planning objectives, is contrary to Arborfield and Newlands Neighbourhood plan and also fails to meet national and local sustainability criteria. The Parish council strongly objects to this development.

Arborfield and Newlands Parish Council.

Supporting Evidence

Arborfield and Barkham Neighbourhood Plan

Policy IRS1 - preservation and separation of settlements b0 not lead to the physical, visual or perceived coalescence of existing settlements - The proposed development by Jean Wenman is in stark contrast to this policy, it seeks to coalesce Langley Common with Arborfield Cross, using both areas in support of its plan. The development will coalesce the 2 settlements along School Road and will be visible from all directions, very obviously joining the 2 settlements together.

Policy IRS2 - Recognise, Respect and Preserve Identity and rural setting of settlements - The scale and form of the proposed

development is out of character with the area of Langley Common. The proposed number of properties is currently 27 which would substantially increase the size of Langley Common and alter the character of the rural area irrevocably.

Policy IRS4 - Protection and enhancement of historic character of the area - demonstrate how the development would protect or enhance the historic natural character of the area specifically Arborfield Cross Conservation Area - the proposed development would adjoin the Arborfield cross conservation area and be in juxtaposition to the old character of the village with the new housing estate built at its

boundary with no recognition by the developer for the character of Arborfield Cross village.

Policy AD1 - New developments within settlement boundaries - this proposed development is outside the development boundary of the Arborfield Garrison SDL and outside the settlement Boundary of Arborfield Cross and does not meet the criteria within the neighbourhood plan for development.

Policy GA3 Public Transport Improvements with Long Term Viability - The development does not propose any improvements to public transport for the local area and will inevitably focus residents on the use of the car rather than alternative forms of transport around the local area and be an unsustainable location

Wokingham Borough Core Planning Strategies

CP1 Sustainability - Increase in local traffic volumes on already busy roads, likely to be around 300 vehicles to site if not more as most properties would be 2 cars due to the absence of sustainable travel routes away from the site.

CP1 Sustainability - No sustainable transport system, local buses to Wokingham once an hour, most buses to Reading. Does not support the use of buses over cars for local travel such as doctors or supermarkets. Any amenities are a car journey away from the site, dentists, supermarkets, doctors - minor local amenities little more than modern corner shops. The stated distance to a GP should be ignored as the GP hasn't been present in Arborfield for many years and the nearest GP is now in Swallowfield approx 3 miles away, highlighting how detached from the area the developer is.

CP1 Sustainability - No walking routes or cycle routes to get to local towns. Greenways to Wokingham are more an access to countryside than cycle route. No cycle routes to Reading. The paths to local amenities are all along main roads and generally unlit for large parts of the routes. The cycle routes are non-existent with no routes away from the site on designated cycle ways and no roads containing cycle lanes for cyclists from the development. Cycling locally has already been described by WBC planning officer as for 'experienced' cyclists on local roads.

CP2 subsection b - Inclusive communities - nothing in application for families, no additional infrastructure or facilities for families. CP3 General Principles of development subsection a - 2 and a half

story developments. Massing of properties will be juxtaposition to buildings currently in Langley Common, mix of bungalows and houses and listed properties keeping in character with the rural aspect.

CP3 General principles of development subsection h - No community infrastructure in garrison to support families at this site. This site offers no further community infrastructure or benefit to either the Garrison SDL, Arborfield Cross or Langley Common.

CP4 Infrastructure - Offers nothing to either the garrison development or Arborfield cross village in terms of amenity or

infrastructure and piggy backs that already planned for the garrison while offering nothing in itself.

CP4 Infrastructure - requirements for the entrance to be on School Road with no upgrading of the jct of school road and Langley common road will lead to an already busy stretch of local roads to become worse as vehicle access into and out of the development will feed directly into this section of road. Coupled with the permanent closure of School Road at the junction with Wood Lane all the traffic from the development will be directed towards Langley Common Road. CP6 not fulfilled - 20 minute walking time. Use of BDW documents comment on surgery and civic centre that don't exist. And very limited local amenities that would support this development.

Very little amenities within walking distance, work opportunities stated as Hogwood industrial which are small industrial units.

CP9 Scale and location of development proposals - Arborfield cross designated as limited developments. Garrison designated as modest development; this development effectively sits in Arborfield Cross, all be it in Barkham Parish, not Arborfield Garrison so is in limited development location.

CP11 Proposals outside development limits - Loss of distinctiveness of Langley Common as this is infill and coalescence between Arborfield Cross and Arborfield Garrison development and Langley Common. Loss of identity of Arborfield Cross as unique Berkshire village.

CP18 Arborfield Garrison SDL - Not part of Garrison SDL and is outside boundary of garrison SDL and hopes to use Garrison as support for this development and facilities, though limited facilities in garrison at present. Garrison SDL has not completed its overall development with parcels of development still waiting development and these include brownfield sites to be developed ahead of this agricultural land development.