

PLANNING REF : 262130
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 06/10/2026

COMMENTS:

There are too many technical and ancillary errors in the planning statement that makes it very difficult to accurately assess this application. The Planning Statement submitted in support of this application is of notably poor quality and fails to engage with the material planning considerations required by both national and local policy. Instead of providing evidence based assessment, policy justification, or technical analysis, the document relies heavily on newspaper articles, general commentary and non planning sources that carry no weight in the determination of a planning application. This approach does not meet the standards expected under the NPPF, which requires proportionate, objective and policy led justification, nor does it satisfy Wokingham's Core Strategy or MDD policies that demand clear evidence on matters such as access, transport safety, landscape impact, and rural character. By substituting substantive planning

analysis with media references, the Planning Statement fails to demonstrate compliance with the Development Plan and cannot be considered a reliable or robust document for decision making. The submitted block plan fails to show any meaningful detail of the proposed access arrangement to Eversley Road. The drawing contains only internal site features and omits essential access information such as geometry, visibility splays, pedestrian safety measures, drainage, hedgerow impacts, and swept path analysis. As a result, the application does not demonstrate compliance with national policy (NPPF §§110-113, 174), Wokingham Core Strategy (CP3, CP6), the MDD Local Plan (TB20, CC03), or the Arborfield & Newland Neighbourhood Plan. Without a properly designed and evidenced access plan, the proposal cannot be considered safe, suitable, or policy compliant. The

Planning Statement fails to demonstrate compliance with local (Wokingham Core Strategy, MDD, Arborfield & Newland Neighbourhood Plan) and national (NPPF) policies because the proposed access road is unsafe, unjustified, urbanising, and unsupported by required technical evidence. It does not show safe geometry, visibility, pedestrian protection, drainage, or landscape mitigation – all of which are mandatory for rural lane access design. National Policy Failures (NPPF) NPPF s110-113 – Safe and Suitable Access The Planning Statement must demonstrate that the access is:

- safe for all users
- suitable for the location
- supported by appropriate evidence

It fails because:

- No visibility splays are provided.
- No speed survey or

justification for assumed design speeds.- No pedestrian safety assessment on a rural road with no footways.
- No swept path analysis for refuse or emergency vehicles.
- No drainage strategy to prevent run off onto Eversley Road.

Result: The access cannot be considered "safe and suitable" under the NPPF. NPPF s174 – Protecting Rural

Character The access appears to require:

- hedge removal
- widening of the verge
- engineered bellmouth geometry

These are urbanising interventions that harm rural character, contrary to s174. NPPF

s180-182 - Biodiversity If hedgerow removal or verge disturbance is required, the Planning Statement must show: • ecological survey • mitigation • Biodiversity Net Gain It does not. Wokingham Core Strategy Failures CP3 - General Principles The access must protect: • character • safety • amenity The Planning Statement fails because: • No evidence of safe pedestrian movement past the access. • No drainage details. • No demonstration that the access respects rural character. CP6 - Transport Requires: • safe access • appropriate geometry • evidence based design The Planning Statement provides no Transport Statement, no swept paths, no speed data, and no pedestrian assessment. This is a clear policy conflict. CP11 - Development

Outside Settlement Limits The access is in open countryside. To comply, the Planning Statement must show: • no harm to rural character • no urbanising effect • landscape justification It does not provide any landscape or visual impact assessment. MDD Local Plan Failures TB20 - Access, Servicing and Parking The Planning Statement must demonstrate: • safe geometry • visibility • pedestrian safety • servicing access It fails because: • No visibility splays • No swept paths • No pedestrian provision • No drainage strategy CC03 - Green Routes Eversley Road is a designated Green Route. The Planning Statement must show: • hedgerow protection • rural lane character retention • sensitive design It does not mention the Green Route designation at all –a major omission. Arborfield & Newland Neighbourhood Plan Failures The ANP requires: • protection of rural lanes • sensitive access design • safe movement for pedestrians • landscape protection The Planning Statement fails because: • The access design is suburban in form (wide radii, engineered bellmouth). • No hedgerow retention or replacement strategy. • No pedestrian safety measures. • No landscape justification. This is a direct conflict with ANP policies on rural character and movement.

nical Evidence Missing The Planning Statement does not include: • Visibility splay drawings • Speed survey • Swept path analysis • Drainage design • Hedgerow impact assessment • Landscape/visual impact assessment • Biodiversity Net Gain calculation • Pedestrian safety assessment Without these, the access cannot be considered compliant with any transport or landscape policy. The Planning Statement fails to demonstrate compliance with national policy (NPPF s110-113, 174) and local policy (CP3, CP6, CP11, TB20, CC03 and the Arborfield & Newland Neighbourhood Plan) because the proposed access road is neither safe nor appropriate for this rural location. No visibility splays, speed data, swept path analysis, pedestrian safety measures, drainage strategy, hedgerow assessment or landscape justification are provided. The access lies on a designated Green Route and would urbanise Eversley Road through engineered geometry and likely hedge removal, contrary to rural character and countryside protection policies. In the absence of essential technical evidence, the application fails to demonstrate safe and suitable access and should be considered non compliant with the Development Plan. On the grounds cited above, Arborfield & Newland Parish Council object to this planning application.