

PLANNING REF : 251837
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 29/08/2025

COMMENTS:

Barkham Parish Council objects to this planning application on the following grounds:

Unsafe Proximity to Junction:

The proposed new access onto The Lilacs is situated extremely close to the junction with Bearwood Road and directly opposite the Post Office store. This area is already prone to congestion, particularly due to vehicles—often delivery vans and the post van—temporarily parking on double yellow lines. Introducing a new access point here will further disrupt traffic flow and increase the risk of accidents.

Existing Access is Sufficient and Safer:

The property currently benefits from an existing access via Bearwood Road, which is adequate and safer. There is no compelling reason to relocate the access to a more hazardous location.

Traffic and Pedestrian Safety Risks:

The proposed changes will negatively impact visibility and safety for both drivers and pedestrians. Although the application refers to hedge trimming to improve sightlines, it is noted that the hedging has already been removed and replaced with fencing, which may not offer the same visibility benefits.

Increased Congestion and Hazard Potential:

With rising traffic volumes on Bearwood Road and The Lilacs, the proposed access will introduce additional conflict points, increasing the likelihood of traffic delays and collisions. This is particularly concerning given the frequent backups caused by vehicles attempting to access The Lilacs.

Note on Kerb Modification:

It appears that a previous access slip on this stretch of road was removed and the kerb line was raised to align with the pavement. While the exact timing and rationale for this change are unclear, it may indicate an effort to limit vehicular access at this location. This context is worth noting in relation to this application.

In summary, Barkham Parish Council considers the proposed development to be unnecessary, unsafe, and likely to worsen existing traffic and safety issues. We strongly recommend that this application be refused.