

PLANNING REF : 260209
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 19/03/2026

COMMENTS:

Arborfield and Newland Parish Council objects to this planning application. The application provides superficial detail on the location of the development and no further detailed plans for the site itself, nor access arrangements, nor amenity facilities within the site. The site cannot be accurately considered and a conclusion drawn within the framework of local planning policies with the information provided by the applicant.

Where the application can be judged against local planning policies based on the location and intent only, the application fails to meet current core planning policy CP2 - Inclusive Communities section d(i) the site is not located within close proximity of a settlement. The application shows scant detail in how this objective would be met, with no detailed plans for pedestrian access to the site or access to local amenities for residents.

The application fails subsequently to meet core planning policy CP2 section d(ii) in that this site is in addition to the current Highfield Park traveller site and the addition of this development would significantly increase the scale of the site to a disproportionate effect cumulatively.

The applicant attaches the WBC LPU proposed submission plan 2023-2040 and the proposed site fails to meet Policy H10 Traveller Sites in the proposed Local Plan Update which has yet to pass phase 2.

The application does not meet any of the criteria in the proposed policy (attached to the application):

- a) The site is outside of settlement boundaries and in the countryside
- b) The scale of this site alongside Highfield Park will have a dominant effect on the locality
- c) The access point indicated along Eversley road is not safe as shown: a single entry point without pedestrian access of any kind and no detailed plans for the access point or pedestrian routes have been submitted. No plans are available for the internal layout of the site to be able to consider caravan movements within the site boundaries.
- d) There are no detailed designs included for the site itself
- e) No indication of any services being available for the site such as mains sewerage, water or electricity
- f) Unable to assess the standards of amenity of the site as there are no detailed plans with the application

Also, to note, is the lack of any detailed plans for the access arrangements from Eversley Road or from the existing site entrance to Highfield Park. The access as pictured in 2009 is completely unsuitable for any access from Eversley Road and needs detailed designs in place for consideration.

No

detailed plans for the site itself, showing pitch layout access roads, turning and manoeuvring areas or site facilities. It would

appear the intention is to access the site and put down type 1
wherever and use these as pitches.