

PLANNING REF : 243099
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 22/01/2025

COMMENTS:

Arborfield and Newland Parish Council
Planning application 243099 Land North of Reading Road
Arborfield and Newland Parish Council
strongly object to this planning application for 111 properties at
Land north of Reading Road. The application is a speculative
proposed development out of keeping with the locality and
development of a greenfield site outside the settlement boundary.
The development
offers nothing in the way of additional infrastructure or benefit to
the local community and brings additional issues to the village
locality with respect to traffic volumes and stresses on current
services.
This planning application tries to circumvent, through
timing, the implementation of the new Local Plan Update which is
currently in process. The planning statement with this proposed
development makes the admission that the development doesn't meet a
number of the core planning policy criteria which is further
indicative of a speculative planning application
The proposed
development fails to meet the policies of the Arborfield and Barkham
Neighbourhood Plan as detailed below:
IRS02 - Recognise, respect and preserve identity and rural nature of
settlement - this proposed site fails to preserve the nature of the
rural identity of the village by building on green fields that
define the rural nature of the
village. It fails to respect the green fields in and around the
village in its entirety as the proposed development sits on green
fields outside the settlement boundary.
IRS04 -- Protection and enhancement of the historic character of the
area - the proposed development makes no attempt to address this
policy and the proposed 111 properties being out of keeping with the
historic nature of the area.
TC2 - Properly planned and designed new facilities - the
development fails to offer any new facilities for the local area of
any kind.
AD1 - New development within development limits - the
development fails to meet any of the criteria for this policy in
that this is solely a green field development outside the settlement
boundary of Arborfield.
GA1 - Minimise additional traffic on unsuitable roads - the proposed
development will add additional vehicle movement to local roads.
GA3 - Public transport improvements and long-term viability - the
proposed development shows no intent to improve local public
transport. The village is served by a daytime bus route which links
to Reading and to Wokingham, but buses are
infrequent and poorly routed for most required services.

The proposed development fails to meet the Wokingham Borough
Council's Core

Planning Policies as shown below:

CP1 - Sustainable Development

7) This development site sits wholly on greenfield agricultural

land

outside the settlement boundary of Arborfield.

11) Demonstrate how they support opportunities for reducing the need to travel,

particularly by private car in line with CP6 - the development relies solely on the use of cars, the local bus routes are poor and not

directly linked with this site, which would push most residents to opt for the car as their primary source of transport.

CP2 - Inclusive communities - the development fails to meet any of the core principle of inclusive communities and offers nothing to the local community and, in fact, relies solely on the link to the local community infrastructure while adding or offering nothing of value in return.

CP3 - General Principle for development

a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area - the massing of this site is completely at odds with the size of Arborfield village. Currently the village has circa 87 properties and the development proposes to add another 111 properties which would be an increase of over 100% in the size of the village and unsustainable for the facilities currently in the village.

h) Contribute towards the provision of an appropriate sustainable network of community facilities - the proposed development offers no additional facilities to the community but solely relies on those already in place to provide for the development.

CP6 - Managing Travel demand

a) Provide for sustainable forms of transport to allow choice - the proposed development offers little in the way in terms of choice for residents. There is a bus service through the village, but this is limited to daytime travel and not well connected with local towns and centres. This development relies solely on the use of cars to and from the site with alternative forms of transport given little thought.

c) Improve the existing infrastructure network, including road, rail and public transport, enhance facilities for pedestrians and cyclists - the development offers no improvements to the infrastructure network locally, with only additions to facilities being for entry and exit to the site and altering the present network to add only benefit to the proposed development.

CP9 - Scale and location of development proposals.

3) The limited development

locations of Arborfield - the proposed development sits wholly outside the settlement boundary of Arborfield but relies completely on the settlement to provide justification for its development. Arborfield is designated as an area of limited development due to the levels of facilities and services and this development would put an additional 111 properties to the village which only consists of approximately 87 properties an increase of over 100% and offering no improvement to services or facilities currently in place. The proposed development would create an unsustainable site relying solely on the facilities already in place.

CP11 - Proposals outside Development Limits (including countryside)

2) It does not lead to excessive encroachment or expansion of development away from the original buildings - the development fails to meet this policy in all facets of the development. It is a greenfield development outside the settlement

boundary.

CP18 - Arborfield Garrison Strategic Development Location

As note to CP18, this proposed development site outside the Arborfield Garrison SDL but, as with many other previous refused applications, tries to imply the use of the facilities and its location close to the SDL as part of the reasoning for planning approval.