

PLANNING REF : 262058
PROPERTY ADDRESS : Arborfield Village Hall
: Eversley Road, Arborfield
: RG2 9PQ
SUBMITTED BY : Arborfield & Newland Parish Council
DATE SUBMITTED : 30/09/2026

COMMENTS:

Arborfield & Newland Parish Council do not object to this application but wish to voice the following concerns: The submission fails to demonstrate compliance with multiple national and local planning policies, despite presenting a polished narrative. Across both documents, the applicant relies heavily on descriptive text, generalised assertions, and references to pre application discussions, but does not provide the technical evidence required under the NPPF, Wokingham Core Strategy, MDD Local Plan, or the Arborfield & Barkham Neighbourhood Plan. As a result, the Reserved Matters submission does not provide a robust or policy compliant basis for approval. Flood Risk & Drainage – Unresolved and Non Compliant Although the Planning Statement acknowledges that part of the site lies within Flood Zones 2 and 3, it does not provide a site specific flood risk assessment within the document, nor does it summarise how the drainage strategy resolves known issues. The DAS similarly fails to demonstrate how raised paths, hard surfacing, the wildlife pond, and boundary changes affect water movement. No modelling, no mitigation, and no explanation of compliance with NPPF F4, F8, MDD CC09, CC10, or Neighbourhood Plan AD4 is provided. The drainage concerns raised in earlier objections remain unresolved. Lighting Impacts – Insufficient Evidence & Ecological Risk Both documents refer to discussions with Natural England, but neither provides evidence that the lighting scheme avoids ecological harm or complies with NPPF N2, P3, Core Strategy CP3, CP7, or Neighbourhood Plan IRS3. There is no modelling of light spill, no bat corridor assessment, no tranquillity analysis, and no demonstration that lighting meets PPG Light Pollution guidance. Assertions of “sensitive lighting” are not supported by technical evidence. SANG Quality & Natural England Standards – Not Demonstrated The Planning Statement claims the SANG extension meets Natural England’s standards, but does not demonstrate: • circular walk length • dog walking infrastructure • tranquillity protection • habitat variety • visitor capacity • Biodiversity Net Gain The DAS also fails to show how the SANG avoids urbanisation from nearby play facilities, lighting, fencing, and surfacing. Compliance with NPPF N2, Core Strategy CP8, and Natural England’s SANG guidelines is not proven. Access, Movement & Safety – Missing Technical Evidence The DAS describes path types and connections but does not demonstrate safe movement for cyclists, equestrians, maintenance vehicles, or emergency access. No swept path analysis is summarised, no conflict assessment is provided for NEAP/skate park users versus SANG visitors, and no evidence is given that the 3.5m Flexipave route meets adoptable standards. This fails to meet NPPF TR3, DP3, Core Strategy CP6, MDD TB21, TB23, and Neighbourhood Plan GA2. Noise, Disturbance & Amenity – Not Assessed The Planning Statement does not assess noise impacts from the skate park, NEAP, increased footfall, or proximity to residential parcels. No mitigation strategy is described. This is a clear omission under NPPF P3, MDD CC06, and Neighbourhood Plan AD3. Landscape & Character – Unsupported Claims The applicant

asserts that the scheme "enhances landscape character" but provides no landscape impact assessment, no visual analysis, and no justification for how fencing, lighting, surfacing, and play equipment avoid urbanisation. This fails to demonstrate compliance with NPPF DP3, MDD TB21, and Neighbourhood Plan AD3. Ecology & Biodiversity - Evidence Missing Despite referencing ecological enhancements, neither document provides:

- bat corridor mapping
- reptile or hedgehog connectivity assessment
- disturbance analysis from play facilities
- Biodiversity Net Gain calculations

This is non compliant with NPPF N2, NPPF 180-182, Core Strategy CP7, and MDD TB23. Cumulative Impacts - Not Addressed The Planning Statement does not assess cumulative impacts with:

- Parcel 02
- District Centre
- Bohunt School
- Phase 2 and Phase 4 of the Linear Park
- Arborfield Studios and Moat House developments

This is required under NPPF P3, Core Strategy CP4, and Neighbourhood Plan IRS3. Summary Both documents rely on descriptive language ("high quality scheme", "naturalistic play", "sensitive lighting") without providing the technical evidence required for policy compliance. This is a structural weakness and does not meet the evidential standard expected for Reserved Matters approval. Arborfield & Newland Parish Council will support this application on the condition that the above deficits are rectified.