

PLANNING REF : 252684
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 17/12/2025

COMMENTS:

Barkham Parish Council object to this application on the following grounds:

1. Development on Greenfield Site

The proposed temporary vehicle access and hardstanding would result in unnecessary development on a greenfield site. Such development is contrary to the principles of protecting open countryside and maintaining the rural character of the area, as set out in the Wokingham Borough Core Strategy Policy CP3 (Green Infrastructure) and CP11 (Proposals Outside Development Limits), which seek to safeguard greenfield land from inappropriate development.

2. Existing Access Already Available

There is already an established access point to the drainage pond located a short distance along Barkham Road. The application does not provide sufficient justification for creating an additional access.

The Council questions what this new access is intended to facilitate and whether it is essential, given the existing provision. Without clear evidence of need, this proposal appears unnecessary and potentially harmful to the visual amenity and safety of the area.

3. Conditions

In the event that the proposed access is approved - in addition to it being removed and the land reinstated on completion of the construction project as stated in Section 3.2.2 of the Planning Statement (PS), Barkham Parish Council (BPC) requests that it is clearly stipulated that the access is only used for the sole purpose of facilitating operation of the temporary construction compound and no other purpose.

4. Further

BPC notes that under Sections 1.1.3 and 1.1.4 of the PS, the applicant is claiming that no other planning application is required to allow the operation of the temporary construction compound. BPC feels this would represent a significant change in the use of land that is adjacent to a green corridor and a valued landscape and requests that this assertion is confirmed.

The Parish Council requests that this application be refused