

LAND AT DUCK EGG FARM ADJACENT TO EVERSLEY ROAD,
ARBORFIELD CROSS, BERKS. RG2 9PP
Proposed Erection of a static home

PLANNING, DESIGN & ACCESS SUPPORT STATEMENT
On behalf of Mr F Connors

Harrison McAfee
March 2026

Planning History

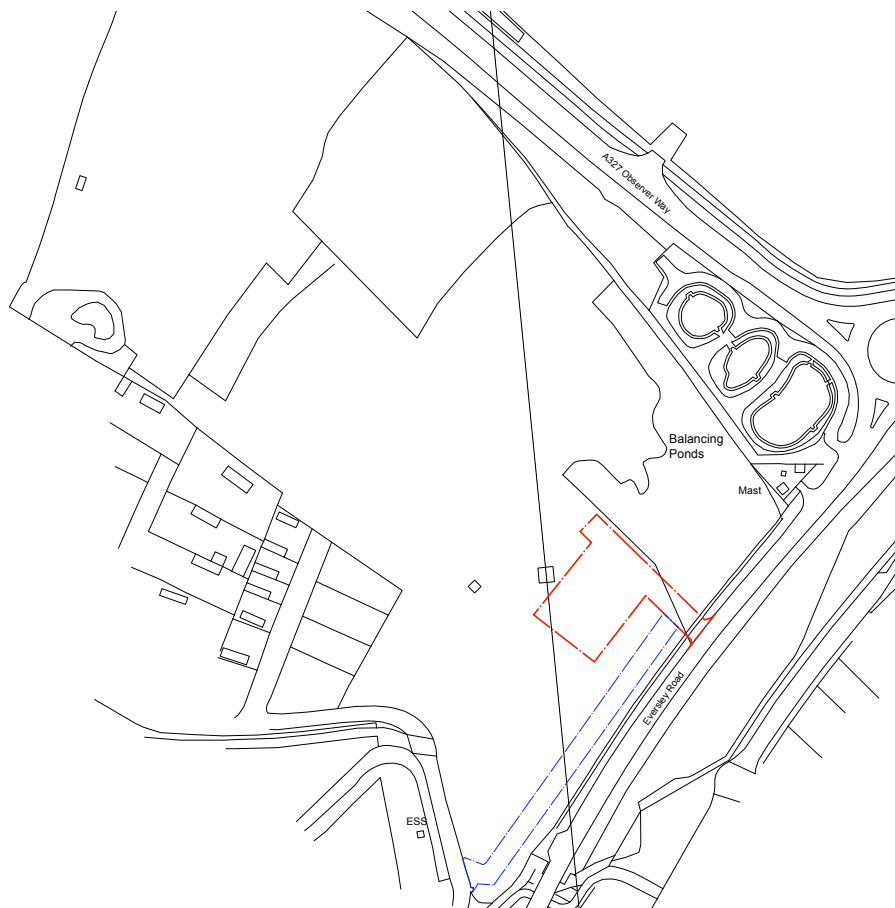
There have been numerous planning applications for traveller occupation of the wider site including:

- F/1995/63126
- T/1996/64702
- F/1999/0128
- 252933 (currently active)
- 253057 (currently active)
- 252531 (currently active)
- 252532 (currently active)
- 252576 (currently active)

Use, Scale and Layout

The proposed development seeks to erect one static caravan home with associated access, parking and landscaping on the site for a gypsy / traveller family.

The site is bounded by two main roads separating it physically from the main developed area of Arborfield Green to the south-east. To the west of the site Highfield Park is occupied by static caravans and to the north lies an extensive site being considered for residential use under application reference 250733.



The proposal is a low density scheme to provide a family home for the site owner and family members who are part of a gypsy / traveller community. The scale of the development is to meet the current family need.

Policy Considerations

The application considered the following planning documents:

- National Planning Policy Framework
- Wokingham Borough Development Plan, Adopted Managing Development Delivery Local Plan
- Wokingham Borough Local, Development Framework, Adopted Core Strategy, Development Plan Document
- Arborfield & Barkham Neighbourhood Plan 2019-2036
- Policy H12 of the Adopted Amber Valley Borough Local Plan 2006
- Policies EN6, EN13 & EN18 of the adopted Amber Valley Local Plan 2006

The Local Plan proposals map identifies the following policies as significant for the site:

- Planning Policy - Affordable Housing Thresholds: Outside Development Locations
- Planning Policy - Scale and Location of Development Proposals: Countryside - Policy CP11
- Special Protection Area Linear Mitigation Zone - Policy CP8
- Green Route Enhancement Areas – MDD Policy CC03
- Consultation Zone - Major Nuclear Site MDD Policy TB04
- Aerodrome Safeguarding: Heathrow Consultation Zone SU7666
- Overhead Electricity Cable Consultation Zone
- Risk of Flooding from Surface Water: 1 in 1000 year risk extent - MDD Policy CC09
- SSSI Impact Risk Zone
- Potentially Contaminated Land Consultation Zone

Additionally given the intended use Policy TB10 is a significant consideration.

Policy TB10: Traveller Sites

1. Planning permission may be granted for new gypsy and traveller pitches or travelling show people plots or extensions to existing sites where it can be demonstrated that:

- a) The site is located in the Borough's existing settlements or is adjacent to an existing settlement either within or adjacent to the Borough*
- b) Avoids impacting on the separate identity of settlements*
- c) The site has access to a range of local services such as shops; health facilities including doctors, schools, and a range of amenities including play areas and other recreation facilities*
- d) No significant barriers to development exists in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable*
- e) Unacceptable impacts on the character and appearance of the surrounding landscape will be minimised through the sensitive and appropriate design of the scheme*
- f) The proposals will not result in an unacceptable loss of amenity of neighbouring land uses*
- g) Mixed use proposals (which are sites that include a business use) will only be considered if appropriate to the locality and such uses will not result in an unacceptable loss of amenity*
- h) The scheme avoids any adverse impacts on the Special Protection Area.*

Policy TB10: Traveller Sites enhances Core Strategy policies CP1 – Sustainable Development; CP2 – Inclusive Communities; CP3 – General Principles for Development; CP6 – Managing Travel Demand; CP8 – Thames Basin Heath SPA and CP11 Proposals outside Development Limits (including countryside).

The application site is in accordance with Policy TB10 as follows:

- The application site is adjacent to the settlement of Arborfield Green in accordance with the requirement of policy TB10 item a).
- The site is an undeveloped corner adjacent to existing development and will not affect the separate identity of the settlement of Arborfield Green in accordance with the requirement of policy TB10 item b).
- The site has access to shops including a supermarket in Arborfield Green and health facilities in nearby Arborfield Cross. Arborfield Green also has several local services including a nursery, a primary school, a secondary school, a recreations ground, community centre and leisure centre. The site therefore has access to local services in accordance with the requirement of policy TB10 item c).

- The site is in flood zone 1 and is at low risk of flooding. The site has no other significant barriers to development in accordance with the requirement of policy TB10 item d).
- The low density approach to the development intends to avoid Unacceptable impacts on the character and appearance of the surrounding landscape in accordance with the requirement of policy TB10 item e).
- The proposals will not have any impact on the amenity of neighbouring uses in accordance with the requirement of policy TB10 item f).
- The application is not for mixed use development of the site so policy TB10 item g) will not apply.
- The scale of the development ensures it will comply with Local Plan Policy CP8 having only minimal impact on the Thames Basin Heaths Special Protection Area in accordance with the requirement of policy TB10 item h).

The affordable housing thresholds would apply to the site given it's size rather than the number of dwellings.

Core Strategy Policy CP5 indicates that proposals for residential development of 5 or more dwellings (net) or covering a net site area of at least 0.16ha will be required to provide up to 50% of the net additional units proposed as affordable housing, where viable.

The proposal is however for a single low cost static caravan is providing affordable housing for the gypsy / traveller community and providing 50% of an allocation of one is clearly unviable.

The proposals conflict with Policy CP11 - Proposals outside Development Limits (including countryside) but being adjacent to an existing settlement complies with Policy TB10.

Eversley Road is identified as a Green Route under Policy CC03, requiring protection and retention of existing trees, hedges and other landscape features, and incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme. The proposal seeks to improve the existing access to the site for highway safety but make no other alterations which may directly affect the Eversley Road green corridor.

Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield is not a significant consideration for the site which is further from the source of risk than the centre of Reading. Equally Aerodrome safeguarding is not a significant risk for the proposed low level of development.

The site is within an Overhead Electricity Cable Consultation Zone, a SSSI Impact zone and a Potentially Contaminated Land Consultation Zone and will consider the impacts of consultation.

The site is in Flood Risk zone 1 and does not require a flood risk assessment for the application.

Amount of Development

The proposal is for a single static caravan for residential use. It proposes an increase in development on the site, but it is small scale single storey development.

	Built Footprint	Built Volume
Existing	0sqm	0cu.m
Proposed	54.6sqm	180.3cu.m

Community Involvement Statement

Due to the small scale of development and the very limited visible impact of the proposals, no pre-application community engagement has been entered into in the local area. The Local Planning Authority have a Statement of Community Engagement which will ensure community involvement in the proposals.

Access

Vehicular access to the site is via an unbound track from Eversley Road. The proposal is to improve this access to make it suitable for residential access to the site in accordance with the requirements of the highways policy.

Flooding

The site is in Flood Risk zone 1 and does not require a flood risk assessment for the application.

Trees and Hedges

The site has no trees and hedges.

Biodiversity

The application is for self-build development of the site by a gypsy/ traveller family. The site is smaller than 0.2ha and following the publication of the government publication of a consultation paper on changes to the NPPF in December 2025 and should qualify for exemption from the requirements for Biodiversity Net Gain as a small site in the near future. Until there is a change to policy a BNG calculation is required and has been prepared for the site.

Great Crested Newts

Land in the vicinity of Highfield Park was identified by Natural England as not being suitable for Great Crested Newts in their national project that published its baseline survey data of all pond surveys and existing data in 2019. There is comprehensive survey data available from DEFRA provided by Natural England that identifies that the probability of Great Crested Newts being present is negligible.

The same land in the vicinity of Highfield Park is identified by Wokingham Council as having a high probability of supporting populations of Great Crested Newts.

A supporting statement is to be provided in addition to this statement to detail the approach to Great Crested Newts.

The proposal to take account of Great Crested Newts is to conduct finger tip searches of the land prior to any development and in the unlikely event of Great Crested Newts being found a person holding a Natural England or District Newt Licence is to be contacted to relocate any newts found.

This is in conformance with the non-statutory guidance published by Natural England and is proportionate to the probability of Great Crested Newts being present.

Badgers

A supporting statement is to be provided in addition to this statement to detail the approach to the potential for badgers on the site.

Conclusion

We consider that the proposed development would comply with the requirements of Policy TB10. It would not detract from the character or appearance of this locality and would not detract from the neighbouring residential amenity. The proposed development would therefore comply with the Local Plan, and planning permission should be granted in accordance with the presumption in favour of development.