

PLANNING REF : 251540
PROPERTY ADDRESS : Arborfield Green Community Centre
: Arborfield, Reading
: RG2 9ND
SUBMITTED BY : Barkham Parish Council
DATE SUBMITTED : 05/08/2025

COMMENTS:

Barkham Parish Council (BPC) objects to this application on the following grounds:

1. Inappropriate Use of Access Track

Residents have made strong representations regarding the proposed use of the track running alongside No. 354 Barkham Road. BPC supports these concerns for the following reasons:

Insufficient Width: The application proposes use of the track adjacent to No. 354 Barkham Road for vehicular access. This is unsuitable due to the track's insufficient width to safely accommodate regular or construction traffic. Its limited width raises significant concerns about access for emergency vehicles, delivery lorries, and construction equipment, particularly during the build phase.

Ownership and Legal Status:

Title BK517688 confirms that the track does not form part of the curtilage of No. 354. Despite this, the submitted plans inaccurately include the track within the red line boundary, implying ownership and access rights that are not supported by the title documentation. This raises legal and practical questions about the applicant's right to use the track for access to the proposed development.

Resident

Ownership and Maintenance: Local residents assert that they have maintained and, in some cases, own this track. This claim further complicates the legitimacy of its proposed use as a vehicular access route.

2. Potential Overdevelopment and Environmental Impact

BPC also has reservations about the scale and impact of the proposed development:

Overdevelopment: The addition of two new houses on this site may constitute overdevelopment, particularly given the constrained access and the character of the surrounding area.

Biodiversity Concerns: The potential impact on local biodiversity has not been fully assessed. The site and surrounding area may support a range of flora and fauna that could be adversely affected by the development.

BPC strongly recommends that the issue of lawful and practical access be fully resolved prior to any determination of this application. The current plans are misleading and do not reflect the legal status of the land in question. Based on the grounds above, BPC requests that application is refused.

