

PLANNING REF : 223083  
PROPERTY ADDRESS : Arborfield Village Hall  
: Eversley Road, Arborfield  
: RG2 9PQ  
SUBMITTED BY : Arborfield & Newland Parish Council  
DATE SUBMITTED : 24/11/2022

COMMENTS:

The Parish Council objects to this proposal for the construction of a commercial development on the basis that is an unnecessary commercial development of a green field site that is situated within a Green Route Enhancement Area that would result in the erosion of the rural setting of the area for the following reasons:

1. Settlement

Limits

By virtue of being located beyond settlement limits and failing to take into consideration the character of the countryside and landscape, the proposal would lead to an erosion and urbanisation of the countryside, failing to protect the quality of the environment. The proposal is therefore contrary to the National Planning Policy Framework, CP11 of the Core Strategy, CC01, CC02 and CC03 of the MDD Local Plan and IRS1 of the Arborfield and Barkham Neighbourhood Plan.

2. Detrimental to the character of the area

The proposal would result in an incongruous and alien addition to the street scene and an erosion of the Borough's green infrastructure, to the detriment of the character of the area. The proposal is therefore contrary to the National Planning Policy Framework, CP1, CP3, CP9 and CP11 of the Core Strategy, CC01, CC02, CC03 and TB21 of the MDD Local Plan, IRS2 of the Arborfield and Barkham Neighbourhood Plan.

The council will continue to object to any proposed development along the boundaries of Observer Way.

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