

PLANNING REF : 252498
PROPERTY ADDRESS : Field View
: Mole Road, Sindlesham
: RG41 5DB
SUBMITTED BY : Mr Paul Bellman
DATE SUBMITTED : 22/11/2025

COMMENTS:

Planning Application Ref: 252498

Site: Loddon Valley Garden Village - Proposed Gypsy / Traveller Site

I wish to object to the Traveller site element of Planning Application 252498 on the following material planning grounds:

1. Harm to Residential Amenity (Noise, Privacy, Disturbance)

The proposed Traveller pitches are positioned immediately adjacent to existing residential gardens, including my own.

The intensity of use vehicle movements, service deliveries, outdoor activity and lighting will lead to significant noise and disturbance.

The proximity to private garden boundaries results in overlooking and loss of privacy, harming the quiet enjoyment of neighbouring homes.

This conflicts with the NPPF requirement to ensure developments provide "a high standard of amenity for existing and future users."

2. Inappropriate Location and Overdevelopment of This Parcel of Land

The pitches and associated infrastructure (hardstanding, utilities, access routes) represent overdevelopment of a small and constrained area.

The use is out of scale and character with the immediate surroundings and will dominate the adjoining residential edge of the Garden Village.

The Local Plan Update (Policy SS13 / H10 or H12 depending on version) requires Traveller sites to avoid dominating neighbouring settled communities. This proposal does not meet that test.

3. Highway Safety and Access Concerns

Increased movements of caravans, towing vehicles, and service vehicles present a material safety risk on nearby roads, which were not designed for this vehicle profile.

There is insufficient evidence in the application that access and internal manoeuvring space is "safe and suitable" as required by national and local planning policy.

Without clear mitigation, the proposal risks causing congestion, unsafe turning movements, and reduced visibility for other road users.

4. Drainage, Surface Water and Environmental Impact

The proposal introduces additional hardstanding and infrastructure, increasing surface water runoff.

If not properly managed, this could exacerbate existing drainage or flood issues and increase the risk to neighbouring properties.

Limited information has been provided on drainage strategy, sustainable drainage systems (SuDS), or long-term maintenance.

5. Insufficient Screening, Landscaping and Visual Mitigation

The plans do not provide adequate landscaping buffers between the Traveller site and adjoining homes.

This results in an unmitigated visual impact and reduces the sense of privacy on both sides.

Wokingham's Gypsy & Traveller Accommodation Assessment recommends effective boundary treatments and adequate landscaping to ensure "peaceful and integrated co-existence." The proposal falls short of this.

6. Lack of a Clear Management Plan

No detailed long-term management strategy has been provided for the Traveller site's maintenance, security, waste facilities, or day-to-day operation.

Without this, there is potential risk of poor upkeep or inadequate supervision, which directly impacts neighbouring residents.

A development of this nature must demonstrate robust, long-term management arrangements before approval.

7. Policy Conflict

The proposal, as currently designed, fails to demonstrate compliance with:

NPPF (Amenity, safe access, preventing overdevelopment)

Planning Policy for Traveller Sites (PPTS) (avoiding domination of nearby settled communities, ensuring safe access, and good design)

Wokingham Local Plan Update - SS13 (Loddon Valley Garden Village)

Local Plan Traveller Site Policies (H10/H12) requiring safe access, appropriate scale, and protection of residential amenity

For these reasons, the Traveller site component does not satisfy the policy requirements necessary for approval.

Conclusion

I respectfully request that Wokingham Borough Council refuse or significantly amend the Traveller site element of Application 252498 on the grounds of:

Harm to residential amenity

Overdevelopment and inappropriate siting

Highway safety and access concerns

Drainage and environmental risks

Insufficient landscaping and visual mitigation

Lack of a robust management plan

Conflicts with local and national planning policy

I also request notification of any amendments, further consultations, or planning committee hearings relating to this application.