

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

COMMENTS:

Objection to Planning Application 252498

I object to this proposal on the grounds that it conflicts with Wokingham Borough Council's Local Plan Update (LPU) and the evidence base for Gypsy & Traveller accommodation. The site is not an allocated location in the LPU and does not follow the Council's sequential approach for new Traveller pitches. Policy H10 requires sites to be in sustainable locations, integrated with existing or planned development and supported by suitable infrastructure this application does not demonstrate this.

There is no adequate evidence on:

- Flood risk - the Council's Traveller Topic Paper states Traveller sites should not be located in high-risk flood zones.
- Highway safety and access - the local network is unsuitable for increased vehicle movements.
- Infrastructure capacity - the proposal fails to show that water, drainage, waste, and utilities can be provided without overloading local services.
- Landscape/amenity impacts - the development would harm local character and nearby residential amenity, contrary to LPU design and environmental policies.

While Wokingham has a recognised need for Traveller pitches, need alone does not outweigh planning harm, especially when allocated sites are being delivered through the LPU process.

For these reasons, I ask that application 252498 is refused.