

PLANNING REF : 242063
PROPERTY ADDRESS : Bridleway Farm
: Bridleway Farm Islandstone Lane, Reading, Berkshire
: RG100RJ
SUBMITTED BY : Mr Matthew Gladdish
DATE SUBMITTED : 26/09/2024

COMMENTS:

I wish to object to Planning Application 242063 for the following reasons.

The site in question currently has 2no Gypsy Pitches, the second Pitch having been granted on appeal, following refusal by Wokingham Council and reading the Planning Design and Access Statement there is

apparently some contention with regarding the legality of the second Pitch [Page 2 section 2.2 refers] .

The application proposes to remove the 2no existing mobile homes leaving the large brick built day room in situ and re-designing the site as outlined on the plans, which involves sectioning off 6no individual Gypsy Pitches and to install on each of the pitches, small mobile homes all uniform in size along with dayrooms 2no parking spaces and timber storage sheds.

Initially 10no Gypsy Pitches were proposed, but following guidance within the pre-application period this was reduced to 6no Pitches [Page 20 section 5.51 refers]

I am of the opinion this proposed site will be a Commercial Site for the use of gypsies looking for accommodation and not necessarily for the extended family of the Applicant.

There are a myriad of reasons why this application should be refused, which include, additional traffic, narrow single track lanes without passing spaces, lack of mains drainage, over development of the site, resulting in urbanisation causing ecological damage and an admission that the Bio diversity net gain will not be met.

But the main problem facing the application is the severe flooding which affects Islandstone Lane and Nelsons Lane and the adjacent land / fields. Years 2023 and 2024 have been the worst on record resulting in certain cases where vehicles and occupants needing assistance by the Fire Service, a lot of which is well documented. Access to the site in question has had large round timber posts installed either side of the entrance and extending down Islandstone Lane to enable visitors / residents using the site during periods of heavy flooding, to enter and leave the site safely and to prevent them ending up in the ditches.

The site / field in question was initially part of the historic flood plain and the current existing development without doubt has added to the flooding issues.

Policy TB10 Traveller Sites of the MDD

This policy states that planning permission may be granted for new gypsy and traveller pitches where it can be demonstrated that: d] No significant barriers to development exist in terms of flooding, poor drainage, poor ground stability or proximity to other hazardous land or installations where conventional housing would not be suitable.

There begs the question, would Wokingham Planning Dept bearing in mind the historic flooding issues relating to the site, grant planning permission for conventional housing?