

PLANNING REF : 252498
PROPERTY ADDRESS : 5 Wheatsheaf Close
: Wokingham
: RG41 5PT
SUBMITTED BY : Ms Aneesha Sunner
DATE SUBMITTED : 14/01/2026

COMMENTS:

I am writing to formally object to the proposed Gypsy and Traveller pitches at Mole Road and Betty Grove Lane, as part of the Loddon Garden Village (Hall Farm) development.

I am a resident of Wheatsheaf Close, and my property is directly adjacent to the proposed site. My objection is based on material planning considerations, in particular unsafe access arrangements, increased traffic, and the resulting impact on residential amenity through noise and disturbance.

1. Unsuitable Access and Highway Safety

The proposed access arrangements are fundamentally unsuitable for a development of this nature and scale.

Betty Grove Lane is a narrow, rural lane with no pavements, no lighting, poor drainage and limited passing opportunities. It was not designed to accommodate frequent vehicle movements associated with a permanent Traveller site, including cars, vans, towing vehicles, service vehicles and emergency access.

Mole Road is already heavily used by commuter and school traffic and regularly experiences congestion. Introducing additional vehicle movements from a 20 pitch site will inevitably worsen safety conditions at the junction and along both roads.

Crucially, the application does not provide sufficient technical evidence to demonstrate that access will be safe. This includes the absence of an independent Road Safety Audit, swept path analysis for caravans, refuse vehicles and emergency services, and proper visibility splay assessments at the Mole Road and Betty Grove Lane junction.

Without this evidence, the Council cannot reasonably conclude that the proposal provides safe and suitable access, contrary to national planning policy.

2. Increased Traffic and Noise Impact on Adjacent Homes

As an immediate neighbour, my household would experience a significant and harmful increase in traffic noise and general disturbance.

A permanent Traveller site generates daily vehicle movements throughout the day and evening, including arrivals, departures, servicing and deliveries. Given the site's position directly next to existing homes on Wheatsheaf Close, this would materially change the character of what is currently a quiet residential environment.

The proximity of the access route and internal circulation areas to my property would result in increased engine noise, towing movements and reversing manoeuvres, as well as disturbance early in the

morning and late in the evening. This would lead to a sustained loss of residential amenity that cannot be adequately mitigated.

This level of impact on neighbouring homes is unacceptable and conflicts with planning policies that require development to avoid undue harm to residential amenity.

3. Disproportionate Scale and Over Concentration

The proposal for 20 pitches at this location is excessive and poorly justified. There are already existing Traveller pitches in the surrounding area, including sites on Mole Road and at Belvedere Park.

Adding a further 20 pitches here would create an over concentration of provision in a small geographic area, directly adjacent to an established residential street. This risks overwhelming the local environment and does not represent a balanced or proportionate distribution.

4. Failure to Consider More Suitable Alternatives

There is no clear evidence that alternative locations within the main body of the Loddon Garden Village have been properly assessed.

Placing the pitches on the edge of the development, accessed via unsuitable rural lanes and immediately next to existing homes, appears to be a matter of convenience rather than sound planning. More

suitable locations within the main development footprint, where access and infrastructure could be designed appropriately from the outset, should have been fully explored.

For the reasons set out above, namely unsafe access, increased traffic and noise impacts, and harm to residential amenity, I respectfully request that the Council reject the proposal and developer reconsider the location of the Traveller pitch element of this application.

At the very least, the proposal should not proceed unless safe access is demonstrably proven and the scale and siting of the pitches are fundamentally reconsidered.

Aneesha Sunner FIA