

PLANNING REF : 252498
PROPERTY ADDRESS : 3 Newlands Cottages
: Mole Road, Wokingham, Berks
: RG41 5DL
SUBMITTED BY : Mrs kathryn O'Donnell
DATE SUBMITTED : 14/01/2026

COMMENTS:

I am objecting to the location of the proposed traveller pitch location in this plan. This location is unsuitable for this use. Full consultation was not transparent and lacked genuine community engagement which breaches NPPF Para 16 policy framework.

High way safety - This plan delivers unacceptable impact on high ways safety and should be refused under NPPF Para 111. There will be a large increase in traffic causing safety issues to local people. There is no planned access or upgrades to the site and currently only a single track lane access which has no pavements or lighting. There has been no independent road safety audit which causes great concern. The access from the Betty Grove lane junction onto Mole road is dangerous especially for caravans, service vehicles such as refuse vehicles, emergency vehicles. I believe the council can not lawfully conclude the access is safe.

Flood risk - There is also concern for flood risk in this area and offering this site would put highly vulnerable traveller pitches at risk. The local area has flooded many times in recent years which would mean the site could be cut off in floods and would not meet the national safety expectations for highly vulnerable users.

Over- concentrations of traveller provision - Contradicts Wokingham's own approach to proportionate distribution and gives over

concentration of traveller provision in this area. This over concentration risks dominating the settled community and undermines integration, contrary to planning policy for traveller sites PPTS Para 13. Currently there are 16 pitches at Belvedere park and 4 on Mole road all in less than 0.5miles from this proposed site.

Heritage landscape and archaeology - this location was formed to be a rural setting in Wokingham adding 20 hard standing pitches will change the character of Sindlesham, add light and noise pollution and remove the countryside.

Loss of countryside and agricultural land - this permanent loss of land contradicts NPPF aims to protect high quality farm land and valued landscapes.

Infrastructure deliverability - The local plan is still under examination and approving this plan may not comply with future policy and infrastructure requirements. Currently there is no legal binding phasing plan to ensure the infrastructure is delivered this will leave residents at unacceptable risk for safety and flooding and placing extra stress on already stretched local services such as GPs and Royal Berks Hospital.