

PLANNING REF : 252498  
PROPERTY ADDRESS : 37 Wheatsheaf Close  
: Wokingham, Berkshire  
: RG41 5PT  
SUBMITTED BY : Mr Danny Young  
DATE SUBMITTED : 15/01/2026

COMMENTS:

I am writing to object this application against the proposal to include of both the build of new housing estate as well as the inclusion of the traveller pitches in Betty Grove Lane.

To begin with I find it astonishing that there is even a thought of wanting to build a large number of houses in an area that has severe flooding issues, you can look for yourself now and see that the area and grounds are not suitable enough and by building further houses in the area will only add more strain on the flooding situation that's already apparent in the area.

I also can't comment without mentioning the vast array of wildlife that me and my family enjoy looking at when we are on walks in the area. The area is rich in wildlife, and I have personally seen snakes in the area which is such a rarity. I must also mention that the area is a cherished space for family walks, allows children to learn to ride bikes/scooters, and was heavily used during the COVID-19 pandemic as a safe outdoor refuge and although Betty Grove Lane has been used for that I can not see how that lane can be used for the amount of traffic that the proposal suggests it will have given that its such a tight lane and is regularly re-surfaced even though it has low traffic.

With regards to the traveller pitches proposed in the lane, it was confirmed that pitches were not part of the original masterplan or the initial public consultation, despite the University being aware that such provision would be required under the Local Plan. Introducing this element at such a late stage undermines the principle of early and meaningful engagement set out in national policy. Residents were consulted on an incomplete proposal and denied the chance to comment on a significant component of the development when it mattered most.

We were told that the inclusion of Traveller pitches was either a response to public feedback or a directive from the Council. However, no evidence has been provided to support this claim. Without such evidence, it is unclear whether the consultation process was used to justify a decision that was not transparently disclosed from the outset. On delivery, we were advised that these pitches are needed to meet early Local Plan targets, with reference to delivery by 2026/27. Given that the earliest outline planning application is expected in late 2026, this timeline appears unrealistic and inconsistent with the Local Plan's stated approach, which anticipates early supply from smaller sites and later delivery from strategic developments.

We were also told that the chosen location complies with national and local policy. We strongly dispute this. During the meeting, it

was suggested that other sites were dismissed mainly due to infrastructure costs and concerns that placing Traveller pitches closer to housing might "devalue" the development. This raises serious questions about whether commercial considerations have taken precedence over a fair, policy-led assessment of alternatives.

The proposed location also appears to conflict with policy requirements for sustainable access, integration, and avoiding over-concentration, as set out in the Planning Policy for Traveller Sites. There is a real risk that the scale and siting of these pitches could dominate the settled community and hinder integration.

I moved from South East London to Berkshire because my previous area became unsuitable to raise a young family and unliveable due to severe overcrowding and the arrival of a large Traveller community, which destroyed what had been a family-focused neighbourhood. It is deeply disappointing that this proposal has been pushed forward without proper consideration of the community that already exists here and the young families who call it home.