

PLANNING REF : 261171
PROPERTY ADDRESS : 24 The Pippins
:
: RG7 1LW
SUBMITTED BY : Mrs Natasha Sampson
DATE SUBMITTED : 18/06/2026

COMMENTS:

Having reviewed the proposals, I believe the development is entirely unsuitable for this location based on the following material planning considerations:

1. Inappropriate Development in the Green Belt

The application site sits within the Green Belt. National planning policy dictates that the construction of new buildings and the establishment of traveller sites in the Green Belt constitutes inappropriate development, which is harmful by definition. The applicant has not demonstrated any "very special circumstances" sufficient to outweigh the permanent harm this development would cause to the openness and visual amenity of the area, nor does it align with Wokingham Borough Council's emerging local plan regarding the preservation and character of our rural villages.

2. Highway Safety and Traffic Impact

The proposed access is situated on single-track rural lanes (Trowes Lane and Charlton Lane) which are entirely unsuited to the volume and nature of the traffic this development would generate. The regular movement of heavy and large vehicles, including touring caravans and service vehicles, poses a severe highway safety risk. These narrow lanes are frequently used by vulnerable road users, including pedestrians, cyclists, mobility scooter users, and horse riders, who would be placed at significant risk due to restricted visibility and a complete lack of dedicated footways.

3. Sustainability and Lack of Infrastructure

The site is highly unsustainable and lacks the essential infrastructure required for a residential development of this scale.

Public Transport & Services: The area already suffers from limited and infrequent public transport links. Occupants would be entirely reliant on private transport or taxis to access employment, food shopping, schools, and secondary services.

Local Amenities: There is a complete lack of local schools, supermarkets, or major retail outlets within reasonable, safe walking distance.

Healthcare Strain: Local medical practices are already overstretched and lack the capacity to absorb increased pressure from additional residential pitches.

4. Cumulative Impact of Regional Overdevelopment

Wokingham Borough is currently absorbing unprecedented housing growth through various Strategic Development Locations. While major strategic developments are structurally bound to fund new

healthcare hubs, roads, and school places, smaller isolated developments like this proposal add a direct, unmitigated burden to existing infrastructure. Local GP surgeries and schools are already operating at critical capacity limits due to nearby housing delivery. This proposal introduces an unsustainable population pressure onto overstretched local services without providing any developer-funded infrastructure or remedies to mitigate the deficit.

5. Environmental and Flood Risk

The introduction of hardstanding, day rooms, and static caravans on this parcel of land presents a distinct flood risk to the proposed properties and risks causing further disturbance to local water courses. Furthermore, the site lacks connection to mains water supply or public sewerage infrastructure. Relying on private waste management and regular removal via large tankers introduces an additional environmental risk, while further exacerbating traffic issues on the single-track lanes.

6. Public Safety and Layout Concerns

The physical layout of the proposed site raises legitimate public safety concerns under national design policies. The site is highly enclosed with limited natural surveillance from the surrounding rural lanes. This isolation, combined with the lack of pedestrian footpaths or street lighting on Trowes and Charlton Lanes, introduces a heightened risk to the personal safety of local residents and vulnerable road users, actively increasing the fear of crime and anti-social behavior in what is currently a safe, interconnected rural community.

For the reasons outlined above, the proposal represents an unsustainable, unsafe, and inappropriate development that conflicts directly with local and national planning policies designed to protect the countryside and ensure highway safety. I respectfully urge Wokingham Borough Council to refuse this planning application.

Thank you for taking my comments into consideration.