

PLANNING REF : 252498  
PROPERTY ADDRESS : Gipsy Lane  
:  
: RG41 5DS  
SUBMITTED BY : Mr Ian Carey  
DATE SUBMITTED : 16/01/2026

COMMENTS:

I wish to formally object to the proposed allocation of 20 Gypsy and Traveller pitches within the Loddon Garden Village development, on the following planning grounds.

Local residents were not properly consulted on the inclusion of 20 Gypsy and Traveller pitches during the UoR consultation between March and May 2024, despite indications that this element formed part of the scheme from an early stage.

- The pitches were not shown on the published development maps until the application was submitted to Wokingham Borough Council.

- They were not clearly identified during the public consultation period, nor clearly highlighted in consultation materials distributed to residents.

- The proposal only became apparent in November, after consultation opportunities had effectively passed.

- Following a local resident's meeting on 9th January with UoR it was stated by UoR that this area was chosen following consultation, with who? And for commercial reasons thus not devaluing the main development site.

This lack of transparency prevented meaningful public engagement and undermines confidence in the robustness of the planning process.

The proposed access via Betty Grove Lane is fundamentally unsuitable as it's a narrow single-lane byway with limited width and at times poor drainage.

I have been formed by Winnersh Parish Council this lanes falls outside of the Loddon Garden Village development, meaning the developer does not have full control over its upgrade, maintenance, or long-term management.

There is no clear evidence that the lane can safely accommodate the additional movements of large vehicles associated with 20 pitches. This raises concerns regarding highway safety, sustainability, and compliance with access standards.

The proposal does not provide: A purpose-built access road constructed to adoptable standards; Adequate drainage and surface-water

management; Safe and appropriate pedestrian access.

This contrasts with the infrastructure provided for the main housing development and results in an unbalanced and poorly planned layout.

The proposed Traveller pitches are located at a significant distance from the main body of the new housing, and placed immediately adjacent to the established residential area of Wheatsheaf Close and Mole Road.

The application fails to demonstrate why the pitches cannot be located within the main development footprint, where access,

infrastructure, and opportunities for integration could be properly designed in from the outset.

There are multiple existing Gypsy and Traveller sites within the surrounding area, including sites in close proximity to Wheatsheaf Close and Mole Road.

National and local planning policy requires decision-makers to avoid over-concentration of Traveller sites and to assess the cumulative impact of existing provision.

For the reasons outlined above the proposed Traveller pitches are unsound in their current form. At a minimum, the proposal should be:  
Subject to proper consultation;  
Supported by safe, purpose-built access;  
Located in a way that promotes integration within the wider development.