

PLANNING REF : 252498
PROPERTY ADDRESS : Wheatsheaf C Sindlesham
: Wokingham, Berkshire
: RG41 5PT
SUBMITTED BY : Mrs Nicolette Slade
DATE SUBMITTED : 16/01/2026

COMMENTS:

I would like to formally object to the proposed location of 20 Gypsy and Traveller pitches within on the following planning grounds: 1.

Failure of proper consultation & transparency

The 20 Gypsy and Traveller pitches were missing from the maps and consultation materials shared with residents, and only became known after the main public consultation had ended. The lack of transparency prevented meaningful public engagement and undermines confidence in the robustness of the planning process.

2. Unsuitable and Unsafe Access Arrangements

Betty Grove lane is unsuitable for access as it is a narrow, single-lane road with poor drainage and limited visibility. The lane is not part of the Loddon development, meaning the developer may not have full control over its upgrade, maintenance, or long-term management. A 20 pitch traveller site will generate regular car and caravan movements, frequent service vehicles (refuse, deliveries, maintenance) and emergency services will need reliable access 24/7. Current materials do not provide a transport assessment and analysis. These factors create concerns about safety, sustainability, and meeting access standards.

The proposal lacks a suitable access road, proper drainage and surface-water management, and safe pedestrian access. Unlike the main housing development, this leads to an uneven and poorly planned layout.

3. Unjustified isolation and lack of integration

The proposed Traveller pitches are positioned far from the main development and next to existing homes at Wheatsheaf Close. The application does not explain why pitches cannot be included within the main development, where integration and access to shared amenities could be better ensured.

4. Consideration of suitable alternative sites

There is no evidence that alternative, possibly better locations, especially within the main development area with accessible infrastructure were thoroughly evaluated. Without a transparent site-selection process, the proposal lacks credibility

5. Unclear site details and management

The proposal fails to clarify if pitches are permanent or temporary; site management plans, provided facilities, long-term impact mitigation. These omissions limit residents' ability to give informed feedback and call into question the quality of the planning submission.

6. Cumulative Impact and Over-Concentration

Several Gypsy and Traveller sites already exist nearby. Policy requires avoiding over-concentration and assessing cumulative impact

of existing provision. There is no clear cumulative impact assessment of existing traveller sites in the area and the proposal does not demonstrate how it contributes to balanced and sustainable communities.

In conclusion, the proposed Traveller pitches are unsound due to poor consultation, inadequate access, lack of integration, no alternative site analysis, insufficient detail, and unassessed cumulative impacts.

At a minimum, the proposal should undergo proper consultation, provide safe, purpose-built access, be integrated with the wider development, and include a transparent assessment of alternatives and cumulative impacts.