

PLANNING REF : 261171
PROPERTY ADDRESS : 18 Cricket Hill
: Wokingham, Berkshire
: RG40 3TN
SUBMITTED BY : Mr James Chalfont
DATE SUBMITTED : 14/06/2026

COMMENTS:

I wish to register my objection to the above planning application on the following planning grounds:

1. Inappropriate Development and Impact on the Character of the Area
The proposed change of use from its existing use to a caravan site comprising five pitches, associated structures, hardstanding, parking areas and access arrangements would result in a significant urbanising effect on the site. The scale and intensity of the proposed development would materially alter the character and appearance of the surrounding area and would appear visually intrusive within the local landscape.

The introduction of multiple caravans, day rooms, parking areas, boundary treatments and extensive areas of hardstanding would create a form of development that is out of keeping with the established rural character of the locality.

2. Harm to Landscape and Visual Amenity

The proposal would have an adverse impact on the visual amenity of the area. The cumulative effect of five pitches, together with associated buildings, vehicles and domestic paraphernalia, would introduce prominent development into the landscape.

Insufficient evidence has been provided to demonstrate that the proposed landscaping and boundary treatments would adequately mitigate the visual impact of the development, particularly during the early years before planting becomes established.

3. Highway Safety Concerns

The proposed development is likely to generate additional vehicle movements associated with residents, visitors, service vehicles and deliveries. Concerns remain regarding:

The suitability of the access arrangements;

Visibility for vehicles entering and leaving the site;

Additional traffic on local roads;

Potential conflict with pedestrians, cyclists and other road users.

It has not been demonstrated that the local highway network can safely accommodate the increased use resulting from the development.

4. Drainage and Flood Risk

There is insufficient information available to demonstrate that surface water and foul drainage can be adequately managed without increasing flood risk or causing adverse impacts on neighbouring land.

Given the extent of hardstanding proposed, robust evidence should be provided to show that appropriate drainage infrastructure can be delivered and maintained throughout the lifetime of the development.

5. Impact on Residential Amenity

The proposal has the potential to adversely affect the amenities enjoyed by neighbouring occupiers through increased activity, vehicle movements, noise and general disturbance associated with a multi-pitch residential site.

The application does not adequately demonstrate that neighbouring residents would be protected from these impacts.

6. Overdevelopment of the Site

The density and scale of the proposed development raise concerns that the site represents an over-intensive form of development. The combination of static caravans, touring caravans, day rooms, parking spaces, bin stores and associated infrastructure may exceed the capacity of the site to accommodate development without causing harm to its surroundings.

7. Biodiversity and Ecological Impacts

It is unclear whether sufficient ecological assessment has been undertaken to identify and mitigate impacts on local wildlife, habitats and biodiversity. Development of this nature may result in habitat loss and increased disturbance to species using the site and surrounding land.

Conclusion

While there is a recognised need for gypsy and traveller accommodation, this does not override the requirement for development to be located in a suitable and sustainable location and to avoid unacceptable harm to the character of the area, highway safety, neighbouring amenity, landscape quality and environmental interests. For the reasons set out above, I respectfully request that the Local Planning Authority refuses planning permission for this application.