PLANNING REF : 261171
PROPERTY ADDRESS : 1 Loddon Court Farm Cottages
: Lambs Lane, Spencers Wood, Reading, Berkshire
: RG7 1JG
SUBMITTED BY : Miss June Salisbury
DATE SUBMITTED : 11/06/2026

COMMENTS:
I object to Planning Application 261171 for 5 gypsy and traveller pitches at the junction of Trowes Lane and Charlton Lane for the following reasons:
Cumulative Impact of Development:
The proposal should not be considered in isolation.
The area is already facing significant development pressure, including approved housing development and further proposed development
nearby.
The cumulative effect of these developments will increase pressure on:
- Local road
- Medical facilities.
- Community services.
The cumulative impact on the rural character of the area has not been adequately assessed.

In addition, as the Local Plan process has not been completed, this application has not been made as part of an overall approach by Wokingham which would address how the application objectives are to be met across the whole District. It needs to be demonstrated that the significant detrimental impacts of this application are the best way to meet the objectives of the application across the district.

Harm to the Rural Character of the Countryside:

The application is fundamentally incompatible with Wokingham District's still to be approved Local Plan and is not in keeping with the character of Swallowfield village. It would result in the urbanisation of the countryside which conflicts with the purpose of the green belt.
Even the Planning Statement acknowledges that it would disrupt the tranquil character of the area to the detriment of visual amenities. Therefore, compliance with Planning Policy TB10c is unlikely to be chieved. This is a significant planning concern and demonstrates that the proposal conflicts with policies designed to protect the rural landscape and character of the area.
Flood Risk and Unsuitability of the Site:
The Planning Statement acknowledges that the site has a history of surface water and groundwater flooding.
The proposal seeks to address this by a series of very significant mitigations including: raising the static caravans up in the air - one metre above ground level, the future residents being trained to respond to flood events, the provision of emergency evacuation routes and provision of flood barriers etc. The need for such extensive
mitigation demonstrates that the site is totally unsuitable for permanent residential occupation.
The Council should not permit development on a site where flood risk is already acknowledged to be a significant issue.
Foul Sewerage:
The application proposes a cess pit for foul drainage. This

increases the need for large vehicles to use the narrow Trowes Lane and Charlton Lane. These narrow lanes are not built for large vehicles, which increases the risk of accidents and damage to the lanes.
Highway Safety Concerns:
Trowes Lane is a narrow single track rural lane with limited passing bays and is already difficult for vehicles to navigate safely.

The proposed access is located close to the junction of Trowes Lane and Charlton Lane. The development would inevitably increase vehicle movements including large vehicles required for towing touring caravans and to empty the cess pit.
The local lanes are narrow, and in places single track, and are not designed for such vehicles. The increased traffic risks further damage to the lanes and the risk of accidents to other users eg cyclists and horse riders.
Loss of Biodiversity and Existing Vegetation:

The applicant acknowledges that vegetation will need to be removed for the development. At the same time, the applicant relies heavily on the existing vegetation to justify claims that the development will be screened from view. This raises concerns regarding the true visual impact of the development once vegetation is removed.
The application also acknowledges that the proposal fails to achieve biodiversity net gain on site and will result in a biodiversity deficit requiring off-site compensation.

This is particularly concerning on a greenfield countryside site that currently contributes to local biodiversity and also links different
habitats.
Once again, this application has only looked at the narrow impact of its own impact on the local environment. However, it is part of a tidal wave of applications to the south of Swallowfield which collectively have a significant negative impact on bio diversity at a time of the environmental emergency we are facing.
Pressure on Local Services

The application will add further pressure to the already over capacity local health care services in Swallowfield. I couldn't find any
proposal in the application as to how this would be addressed. There is also a lack of local schooling, supermarkets and major retail outlets to support the development.