

PLANNING REF : 243193
PROPERTY ADDRESS : 9 Primrose Lane
: Winnersh, Wokingham
: RG41 5UR
SUBMITTED BY : St Nicholas Hurst Parish
DATE SUBMITTED : 05/02/2025

COMMENTS:

St Nicholas Hurst Parish Council objects to application 243193. The application is for a site for which permission has already been granted for five residential units (static caravan pitches). This application would double that number to ten permanent units, with space provided in addition for ten mobile units. An additional three permanent day rooms would be built and the existing stable block would be replaced by a larger building. Only two pitches have been built to date.

The application would therefore create a large, permanent residential development, located at least one mile outside the settlement boundary. It is not compliant with Policy CP11, which is applicable to proposals of this nature.

The site is not connected to mains drains or sewers but the application does not include any drainage or sewerage strategy, that would be essential for the large residential development that is proposed.

The application would generate at least five times the amount of motor vehicle traffic as the current development, and probably more (due to the mobile pitches), in a remote area with no available alternative modes of transport. It therefore does not represent sustainable development and specifically is contrary to the overall travel objectives of Policy CP6.

Access to the site from any direction is along narrow roads, with no pavements and a single lane along much of their length, and totally unsuitable for high volumes of vehicle traffic. The applicant states the "no significant barriers to development exist in terms of flooding, poor drainage". This is absolutely not the case, as a number of these roads are subject to frequent flooding to the extent that they are impassable. This is contrary to policy TB10 and does not represent sustainable development and it would create highway safety problems on the narrow access roads.

The application is for a Gypsy and Traveller (G&T) only development, but it does not comply with policies CP2 or TB10 which are applicable to this. The site is at least a mile outside the settlement boundary (CP2 and TB 10). In addition the site does not have access to a range of local services (TB10) and these

services are limited in any event; its access routes are subject to major flooding (TB10); and a development of the scale proposed would potentially have a major negative impact on the character and appearance of the surrounding landscape (DB10).

Furthermore the application would result in a net loss of biodiversity, as recognised in the planning statement, requiring offsite mitigation, which has not been provided for. For these reasons, St Nicholas Hurst Parish Council opposes this application and asks WBC to refuse it.