

PLANNING REF : 252498
PROPERTY ADDRESS : Mole Road
:
: RG41 5DB
SUBMITTED BY : Mrs Victoria Bellman
DATE SUBMITTED : 15/12/2025

COMMENTS:

Objection to Planning Application 252498 - Wokingham Borough Council

I wish to formally object to planning application 252498 for the following reasons.

1. Unsuitability of Betty Grove Lane as an Access Road

The proposed access route via Betty Grove Lane is a narrow single-track lane which is wholly unsuitable to support the level and type of traffic associated with this development. The lane cannot safely accommodate caravans, emergency service vehicles, refuse collection vehicles, or maintenance vehicles. The limited width, lack of passing places, and rural nature of the lane make it inappropriate for regular use by large or heavy vehicles, creating both safety risks and practical access problems.

2. Unsafe Junction with Mole Road

The junction of Betty Grove Lane with Mole Road is unsafe, particularly for caravans. Vehicles entering Betty Grove Lane from Mole Road or exiting onto Mole Road would face significant difficulties due to limited visibility and the manoeuvring space required for caravans. This presents a serious highway safety concern for both site users and other road users.

3. Access Road Outside the Red Line Boundary

The proposed access road is not included within the red line boundary of the development site. As it lies outside the application area, it should not be relied upon or proposed as the primary means of access. Essential infrastructure such as access routes should form part of the development itself to ensure proper assessment, control, and delivery.

4. Lack of Transparency and Inadequate Public Consultation

While the requirement for GRT pitches was mentioned at the public consultation meeting, the specific location of the proposed site was never discussed. Residents were therefore not made aware that this particular location was being considered, and it appeared in the planning application without prior knowledge or meaningful consultation.

Furthermore, the neighbour notification issued by Wokingham Borough Council on 4 November 2025 made no mention whatsoever of the proposed GRT site. This omission is significant and misleading, as it failed to alert residents to a key element of the application. As a result, residents have not been provided with transparent or complete information and have been unable to properly inform themselves or

respond fully to the proposal. This lack of openness and clarity undermines the integrity of the consultation process and prevents meaningful community engagement.

5. Lack of Information About the Nature of the Pitch

The application provides no clear information about the nature of the pitch. It is unclear whether it is intended for permanent settlement or temporary use, how long it would be occupied, or what facilities would be provided. This lack of detail prevents residents from fully understanding or assessing the impact of the proposal.

6. Isolation from Community and Amenities

The proposed site is isolated from the wider community and is not located near any existing amenities or services. This risks social isolation for those using the site and is contrary to good planning principles. The pitch would be far more appropriately located within the new development, where access to amenities, services, and community integration could be achieved.

7. Flood Risk

The proposed site is known to flood. Locating a pitch in an area prone to flooding raises serious concerns regarding safety, habitability, and long-term sustainability. This issue has not been adequately addressed in the application.

8. Over-Concentration of GRT Pitches and Lack of Site Selection Evidence

There are already approximately 20 GRT pitches in the local area (16 at Belvedere Park and 4 on mole Road), as well as an existing site in Arborfield, resulting in a significant concentration of such provision in this small part of the borough. When the Wokingham development was constructed, no GRT pitches were delivered as part of that scheme. It is therefore unclear why additional pitches should now be located in such close proximity, creating an over-concentration in one area.

The application provides no evidence that alternative locations across the borough or within the wider development were properly considered, assessed, and ruled out as unsuitable before this site was selected. There is also no supporting evidence demonstrating that meaningful research or assessment has been carried out to confirm that this particular location is appropriate in terms of access, safety, flooding, availability of amenities, or integration with the community.

Without clear justification, site selection evidence, or an explanation of the decision-making process, it is impossible to understand why this location has been chosen over potentially more suitable and sustainable alternatives.

Conclusion

I acknowledge the requirement for GRT pitches and recognise the importance of meeting this identified need. However, the proposed location is wholly unsuitable for the reasons outlined above, including unsafe and inadequate access, lack of transparency, isolation from amenities, and flood risk. On a development of this size, there is surely a more appropriate and sustainable location that would better meet the needs of future occupants while ensuring safety, accessibility, and integration with the wider community. I

therefore strongly object to planning application 252498 and respectfully request that it be refused in its current form.