

PLANNING REF : 252498  
PROPERTY ADDRESS : Woodview  
: Mole Road, Wokingham, Berkshire  
: RG41 5DB  
SUBMITTED BY : Mr Kevin Halstead  
DATE SUBMITTED : 16/01/2026

COMMENTS:

Planning Application 252498

I am writing to formally object to the proposal contained in the Loddon Valley Garden Village Proposal, to designate land off Betty Grove Lane for Gypsy and Traveller pitches.

Though appropriate sites for Gypsy and Traveller communities are important, I find this location unsuitable for several key reasons as outlined below:

1. Green Belt Preservation: The proposed site lies within designated green belt land, which serves to maintain the character of the rural community of Sindlesham, undermining the integrity of green belt preservation.

2. Highway Safety Concerns: The vicinity of the site is characterized by single track roads and byways with no pedestrian or dog walking safety areas, very limited access and visibility, especially at the likely site entrance on Betty Grove Lane. The introduction of additional traffic, including larger vehicles associated with such sites, would exacerbate existing safety issues for motorists, cyclists, pedestrians and dog walkers.

3. Strain on Local Services: Sindlesham's local infrastructure, including schools and healthcare facilities, is already operating at capacity. An increase in population without corresponding enhancements to services would negatively impact the quality and accessibility of essential amenities for all residents.

4. Environmental and Flood Risks 1: The proximity of the site to the River Loddon floodplain, raises concerns about the suitability of all the land associated with Loddon Valley Garden Village Proposal. As specifically related to the Gypsy and Traveller pitches, this flooding would severely restrict other entry routes onto the site from the West including Lower Early Way. Today 16th January 2026, vast areas of the proposed Loddon Valley Garden Village site are flooded including the proposed site for the Gypsy and Traveller pitches.

5. Environmental and Flood Risks 2: The location of the proposed Gypsy and Traveller pitches has been subject to heavy flooding for many years from the Bearwood Lake area. This flooding has been exacerbated since Bearwood Park, Reading FC Training Facility, was opened and substantially increased the drainage to that off the previous Bearwood Golf Course located on that land. All the existing drainage ditches along Mole Road and down both Betty Grove Lane and Parkcorner Lane were not upgraded and now regularly overflow when it rains and flood the fields, roads and byways all around the proposed site. This was the case today, 16th January 2026, when I walked these ditches and they were full or were overflowing.

6. Disproportionate Allocation: The location of the proposed traveller pitches is in a locality that already has Gypsy and Traveller pitches. These sites must be more evenly spread within wider Wokingham Borough so as not to disproportionately burden Arborfield and Newland and Winnersh Parish communities further.

7. Wildlife and Biodiversity Impact: The Loddon Valley Garden Village development will disrupt local ecosystems and wildlife

habitats. It's essential to conduct thorough ecological assessments to understand and mitigate potential impacts on biodiversity.

8. Potential Impact on Property Values 1: The introduction of the Gypsy and Traveller site in close proximity to existing residential areas will lead to concerns among potential homebuyers, potentially affecting local property values. While comprehensive studies are limited, reports do suggest that such developments influence buyer perceptions and market dynamics. This is already becoming evident for existing residents through the Loddon Valley Garden Village proposal and the Gypsy and Traveller site.

9. Potential Impact on Property Values 2: In the consultation meeting with the University of Reading on 9th January 2026 at Winnersh Pavillion, it was clearly intimated by the University representative that the location of the traveller pitches site was selected based on commercial considerations (profit) of the new development.

10. Potential Impact on Property Values 3: In the consultation meeting with the University of Reading on 9th January 2026 at Winnersh

Pavillion, it was acknowledged by the University representative that the location of the traveller pitches site was selected to be remote of the sites of the new build homes so as not to affect their sale value. This is clearly passing the commercial losses and further burden onto the local community already suffering massive housing development of the rural Green Belt which will completely change the character of the area where I have lived for over 25 years. The new community of house buyers will not have to suffer this burden.

11. Concerns on construction phasing 1: In the consultation meeting with the University on 9th January 2026 at Winnersh Pavillion, it was acknowledged by council and developer representatives that there was no holistic plan for the control and oversight of all the development sites including but not limited to access, traffic flow and

infrastructure.

12. Concerns on construction phasing 2: In the consultation meeting with the University of Reading on 9th January 2026 at the visit to the proposed site, it was intimated that the traveller pitches needed to be built before the main development starts due Wokingham Borough

Council (WBC) having a shortfall of traveller pitches (reference WBC GTAA Final Report dated August 2023). This urgency has led to a lack of proper consultation and transparency with the local community and residents and selected this site for expediency and commercial drivers rather than following the correct planning process and ensuring the existing infrastructure would support this site.

13. Concerns on construction phasing 3: In the consultation meeting with the University on 9th January 2026 at the visit to the proposed site, it was intimated that the traveller pitches needed to be built before the main development starts. In this case, the existing access to the proposed Traveller Pitches is inadequate and unsuitable based on existing infrastructure including but not limited to surrounding roads, drainage, support facilities including but not limited to

schools, medical, services, drainage etc.

Given these considerations, I urge the council to seek alternative locations that do not compromise Greenbelt land and are better suited to accommodate the needs of the Gypsy and Traveller communities

without adversely affecting existing residents, services and the

environment.

I reserve the right to provide additional comments once I have had the opportunity to study in more detail the overall Loddon Valley Garden Village Proposal due to the extensive number of documents, no overall summary and indexing of the proposal and its support documentation and interactions/interfaces with other planning proposals in the area. I consider the consultation time has been inadequate for a proposal of this size.

Thank you in advance for considering my objections.