PLANNING REF : 252498
PROPERTY ADDRESS : 21 Wheatsheaf Close
: Wokingham
: RG415PT
SUBMITTED BY : Ms Louise Mitchell
DATE SUBMITTED : 16/01/2026

COMMENTS:
I live in Sindlesham and I am writing to object to the proposed Traveller site at Mole Road / Betty Grove Lane.

My concerns are not about the principle of Traveller provision, but about the choice of this location, which I believe is unsuitable, unsafe and unfairly imposed on the local community without proper consultation.

1. This Site Was Added Without Proper Public Input

The first time many local residents became aware that a Traveller site was being proposed at Mole Road / Betty Grove Lane was at a very late stage.

This specific location was not shown on the original masterplan and was not included in the early consultation. As a result, residents were denied the chance to comment meaningfully on a major planning decision before it appeared to be largely settled.

It is now suggested that the location arose from consultation feedback or council direction, but no clear evidence has been provided to show that residents supported putting the site here. This gives the impression that the consultation is being used to justify a decision that had already been made.

2. The Access Is Simply Not Safe

I use Mole Road and the surrounding lanes regularly. Betty Grove Lane is a very narrow rural lane, mostly single-track, with no pavements, no lighting, poor visibility and sharp bends.

It is not suitable for regular use by vehicles towing caravans, refuse lorries or emergency vehicles. The junction with Mole Road is already busy and awkward, particularly at peak times.

There is no publicly available Road Safety Audit, no swept-path drawings showing caravans turning in and out, and no clear evidence that emergency access would work safely. Without this, it is impossible to see how this site could operate without increasing risk to residents, visitors, cyclists and pedestrians.

3. Flooding Is a Real and Ongoing Problem Here

Flooding in the Loddon Valley is not theoretical it happens regularly. Local roads, including those needed to reach this site, have flooded in recent years.

Even if the pitches themselves are raised or outside mapped flood

zones, access routes could become impassable. That would leave people living on the site cut off and emergency services unable to get in.

For a permanent residential site, this is a serious issue, and I do not believe it has been properly addressed.

4. Too Many Pitches in One Small Area

There are already Traveller sites in and around Sindlesham. Adding another 20 pitches in this location would create a very high concentration in a small area.

This raises obvious concerns about cumulative impact, pressure on local infrastructure and the lack of genuine integration. Concentrating provision in one place rather than spreading it more evenly does not feel balanced or fair.

5. Chosen Because It Is Out of the Way, Not Because It Is Suitable

It was stated in a meeting that other possible locations were discounted because of cost and concerns about the effect on nearby housing values.

That strongly suggests this site was chosen because it is on the edge, tucked away and less visible, rather than because it is the most
appropriate place from a planning point of view. Decisions like this should be based on suitability and safety, not on protecting development value elsewhere.

6. Damage to the Rural Edge of Sindlesham

This area currently forms part of the countryside edge of the village. A permanent site would introduce hardstanding, lighting, buildings and increased traffic into a quiet rural area.

That would change the character of the area and affect nearby residents through additional noise, vehicle movements and light spill, particularly at night.

7. Unrealistic Claims About Timing

There have been suggestions that this site could be delivered very quickly. Given the planning process required and the link to a much larger development, this does not seem realistic.

Relying on this site for early delivery feels more like a paper exercise than a credible plan.

Closing Comments

In summary, I object to the proposed Traveller site at Mole Road / Betty Grove Lane because:

- it was introduced without proper early consultation
- the access is unsafe and unsuitable
- flooding risks have not been properly resolved
- it would create an over-concentration of pitches
- the site appears to have been chosen for convenience rather than suitability
- it would harm the rural edge of Sindlesham

I ask the Council to remove this site from the proposals and to reconsider alternative locations through a transparent and genuinely consultative process.