

PLANNING REF : 252498
PROPERTY ADDRESS : Wheatsheaf Close
:
: RG41 5PT
SUBMITTED BY : Mrs C Tuffee
DATE SUBMITTED : 16/01/2026

COMMENTS:

I wish to formally object to the proposed location of 20 Gypsy and Traveller pitches within the Loddon Garden Village development. My objection is based on the following planning grounds.

1. Inadequate Consultation and Lack of Transparency

Local residents were not properly or meaningfully consulted on the inclusion of 20 Gypsy and Traveller pitches, despite indications that this element formed part of the scheme from an early stage.

The pitches were not shown on the published development maps until the planning application was submitted to Wokingham Borough Council.

They were not clearly identified during the public consultation period, nor were they highlighted in the consultation materials distributed to residents.

The existence of the proposal only became apparent in November, after the consultation period had effectively closed.

At a residents' meeting on 9 January, the University of Reading stated that the location was chosen following consultation yet no evidence has been provided as to with whom this consultation took place. It was also suggested that the location was selected for commercial reasons, to avoid devaluing the main development site.

This lack of openness prevented meaningful public engagement and undermines confidence in the transparency and robustness of the planning process.

2. Unsuitable and Unsafe Access via Betty Grove Lane

The proposed access route is fundamentally inappropriate for a development of this scale.

Betty Grove Lane is a narrow, single lane byway with restricted width, poor drainage, and limited visibility.

Winnersh Parish Council has confirmed that the lane falls outside the Loddon Garden Village development boundary, meaning the developer does not have full control over its upgrade, maintenance, or long term management.

No evidence has been provided to demonstrate that the lane can safely accommodate the increased vehicle movements associated with 20 pitches, including larger vehicles.

These issues raise significant concerns regarding highway safety, sustainability, and compliance with required access standards.

3. Absence of a Purpose Built Access Road and Supporting

Infrastructure

The proposal fails to provide essential infrastructure, including:

A purpose built access road constructed to adoptable standards;

Adequate drainage and surface water management;

Safe and appropriate pedestrian access.

This is in stark contrast to the infrastructure provided for the main housing development and results in an unbalanced, poorly planned layout that does not meet the standards expected of a strategic development site.

4. Poor Site Location and Failure to Promote Integration

The proposed Traveller pitches are located at a considerable distance from the main body of the new housing and immediately adjacent to the established residential area.

This siting:

Physically isolates the pitches from the wider development;

Limits access to shared amenities and infrastructure;

Fails to promote integration or inclusive placemaking, contrary to national planning policy.

The application does not explain why the pitches cannot be located within the main development footprint, where access, infrastructure, and opportunities for integration could have been designed in from the outset.

5. No Evidence of Alternative Site Assessment

There is no published evidence that reasonable alternative locations were assessed, particularly sites within the main development area where infrastructure could be delivered as part of the wider scheme.

The absence of a transparent site selection process undermines the soundness and justification of the proposal.

6. Insufficient Detail on the Nature and Management of the Site

The application lacks clarity on several key matters:

Whether the pitches are intended to be permanent or transit;

How the site will be managed;

What facilities will be provided;

How impacts will be monitored and mitigated over time.

This lack of detail prevents residents from making fully informed

representations and raises concerns about the adequacy and completeness of the planning submission.

Conclusion

For the reasons set out above including inadequate consultation, unsuitable access arrangements, lack of integration and absence of alternative site analysis the proposed Traveller pitches are unsound in their current form.