

PLANNING REF : 252498
PROPERTY ADDRESS : 14
: Wheatsheaf Close, Wokingham
: RG41 5PT
SUBMITTED BY : Mr James brannan
DATE SUBMITTED : 27/05/2026

COMMENTS:

Re: Objection to Proposed Gypsy and Traveller Pitches - Loddon
Garden Village Outline Application

I write to object to the proposed Gypsy and Traveller site forming part of the Loddon Garden Village outline planning application.

This objection is made on planning and procedural grounds relating to residential amenity, adequacy of supporting information, inconsistencies within the submitted material, and compliance with relevant planning policy.

Inconsistency Regarding the Number of Proposed Pitches

The supporting documentation repeatedly refers to the provision of "20 pitches" in accordance with emerging Local Plan Policy SS13 and Policy H10. However, the submitted illustrative layout plan appears to show approximately 24 individual pitch plots.

This discrepancy raises a significant procedural concern. Members of the public, statutory consultees and decision-makers must be able to understand accurately the scale and nature of the development being proposed.

If the submitted plans materially exceed the stated number of pitches, the Council must clarify:

- the precise number of pitches proposed;
- whether the Environmental Impact Assessment and supporting technical assessments have assessed the correct development quantum;
- whether consultation responses received to date have been based upon inaccurate or incomplete information; and
- whether further consultation is required.

The current ambiguity undermines confidence in the adequacy of the consultation process and the reliability of the submitted material.

Failure to Demonstrate Acceptable Residential Amenity Impacts

The proposed site is located immediately adjacent to existing residential properties, including homes along Betty Grove Lane and neighbouring dwellings to the east and south-east of the site.

The outline application fails adequately to demonstrate that acceptable living conditions can be maintained for neighbouring occupiers. In particular, insufficient evidence has been provided regarding:

- noise and disturbance arising from vehicle movements and day-to-day site activity;
- lighting impacts;

- overlooking and loss of privacy;
- acoustic mitigation;
- landscape buffering effectiveness;
- servicing arrangements;
- refuse collection arrangements; and
- the impact of larger vehicle movements associated with caravans and site servicing.

Whilst the application relies heavily upon the submission of future Reserved Matters applications, the proposed location itself is being established at outline stage. The Council must therefore be satisfied now that the principle of development in this location is capable of being accommodated without unacceptable harm to neighbouring residential amenity.

At present, this has not been demonstrated adequately.

Inadequate Landscape Buffering and Site Integration

The submitted illustrative layout indicates relatively limited separation and buffering between the proposed pitches and existing neighbouring residential properties.

The proposed landscaping appears insufficient in both depth and maturity to provide effective year-round screening or mitigation. Newly planted landscaping may take many years to establish adequately and the application does not demonstrate how neighbouring amenity would be protected during this period.

The application therefore fails adequately to demonstrate compliance with the requirement within emerging Policy H10 that Gypsy and Traveller sites should integrate appropriately with surrounding communities without causing unacceptable impacts on neighbouring uses.

Overdevelopment and Density Concerns

The proposed parcel appears densely configured, with limited separation between pitches, circulation routes and site boundaries.

The Council has not been provided with sufficient detailed evidence to conclude confidently that the proposed number of pitches can be accommodated without resulting in overdevelopment, poor internal layout, inadequate manoeuvring space, or pressure to reduce landscape mitigation at later Reserved Matters stages.

If the true number of pitches exceeds 20, these concerns are further intensified.

Highway and Access Concerns

The application places significant reliance upon access via Betty Grove Lane and refers to "deliverability" and "suitable access" as key justification for the selected location.

However, insufficient evidence has been provided to demonstrate that

the surrounding highway network can safely and appropriately accommodate:

- larger caravan movements;
 - service and refuse vehicles;
 - increased traffic generation;
 - pedestrian safety impacts; and
- impacts upon the character and amenity of neighbouring residential areas.

The application therefore fails adequately to demonstrate compliance with safe and suitable access requirements under national and local planning policy.

Over-Reliance Upon "Deliverability"

The supporting statement places substantial emphasis upon "deliverability" and the ability to provide the site at an early stage.

Whilst deliverability is a material consideration, it does not override the requirement to demonstrate that the proposed location is appropriate in planning terms and would not cause unacceptable impacts upon existing neighbouring residents.

Commercial convenience and delivery considerations should not outweigh proper consideration of residential amenity, landscape integration and procedural fairness.

Policy Conflict

The proposal appears to conflict with key principles within:

- Emerging Wokingham Local Plan Update Policy H10;
 - Emerging Policy SS13;
 - National Planning Policy Framework (NPPF) provisions relating to good design and protection of residential amenity;
 - Planning Policy for Traveller Sites (PPTS), including requirements that sites should not dominate nearby settled communities and should promote peaceful and integrated co-existence; and
- Core planning principles requiring development to be sympathetic to local character and to provide a high standard of amenity for existing and future users.

The application currently fails adequately to demonstrate compliance with these policy requirements.

Request for Clarification and Further Consultation

In light of the apparent inconsistency regarding pitch numbers and the limited detail presently available regarding layout, mitigation and amenity impacts, I respectfully request that the Council:

- clarify the precise number of pitches proposed;

- confirm whether all technical assessments were undertaken on the basis of the correct pitch numbers;
- confirm whether the submitted plans are consistent with the formal application description; and
- undertake further public consultation if the submitted plans materially differ from the development description previously consulted upon.

For the reasons above, I respectfully request that planning permission be refused unless and until these concerns are properly resolved.