

PLANNING REF : 260577
PROPERTY ADDRESS : The Barn
: Sandhurst Road, Finchampstead, Berkshire
: RG403LS
SUBMITTED BY : Mr Stephen Dossett
DATE SUBMITTED : 28/04/2026

COMMENTS:

Dear Sir/Madam,

I wish to register my objection to the above planning application. My concerns relate to sustainability, highway safety, the character of the area, and the overall suitability of the site for development. I ask that these points are fully considered when determining the application.

1. The site lies outside the designated settlement boundary

According to the 2010 Local Plan and the Finchampstead Neighbourhood Development Plan, this land is outside any recognised settlement limit. Development of this nature would conflict with established planning policy and would fundamentally alter the rural character of the area.

2. The land is agricultural and unsuitable for development

The site is not allocated for residential or traveller accommodation. Its current agricultural use contributes to the open, rural landscape, and development would erode this character.

3. The location is unsustainable with no access to local services

There are no shops, schools, medical facilities or other essential services within walking distance. Residents would be entirely dependent on private vehicles, which is contrary to sustainability objectives and local planning policy.

4. Range Road is an unadopted, single track road

Range Road is narrow, poorly surfaced and outside the settlement limit. It is unsuitable for increased traffic and cannot safely accommodate large vehicles such as delivery vans or refuse lorries. Although the application suggests refuse collection is possible, in practice such vehicles would struggle to turn, manoeuvre or safely access the site.

5. Increased traffic would worsen existing road safety issues

Additional vehicle movements on Range Road, Ride and Ave already in poor condition would heighten the risk of accidents. These roads are substandard in width and construction, and further traffic would exacerbate existing problems.

6. Lack of footpaths and safe routes for pedestrians or cyclists

There is no footpath along Range Road, and no safe circular walking or cycling routes. Any development would increase pedestrian and vehicle conflict, further reducing safety.

7. Noise, lighting and activity would harm the rural character

The introduction of hardstanding, vehicles, electric lighting and daily activity would urbanise an area that is currently quiet, wooded and rural. This would represent a significant and harmful change to the character of the locality.

8. Drainage concerns and increased flood risk

There is no formal drainage system in place. With increasing rainfall and climate related pressures, additional hardstanding and development could worsen surface water flooding in the area.

9. Previous applications have been refused as unsustainable

A prior application on this site was refused on sustainability grounds. The same issues remain unresolved and continue to apply.

For these reasons, I respectfully request that the application is refused.

Yours faithfully,
Stephen Dossett