

PLANNING REF : 260439
PROPERTY ADDRESS : Range House
: Range House Range Road, Finchampstead, Berkshire
: RG403NR
SUBMITTED BY : Mrs Elaine Eddy
DATE SUBMITTED : 19/04/2026

COMMENTS:

I wish to formally OBJECT to Application 260439 - Land to the rear of 297 to 303 Nine Mile Ride.

Developments of this type will destroy the essential character of Range Road, which acts as a green corridor and haven for the area's wildlife. Walkers and residents regularly attest to the mental health and exercise benefits it provides.

The site lies within Designated Countryside and is outside the Settlement Boundary, contrary to Finchampstead Neighbourhood Development Plan Policy AHD1, with no allocation for development in the 2010 Wokingham Local Plan, the 2024 draft Local Plan or the FNDP.

The emerging Local Plan update contains provisions for additional Gypsy and Traveller pitches, notably at High Barn Farm, Barkham, within a few miles of this location.

The proposal is out of keeping with the established character of the area and fails to enhance the street scene, contrary to FNDP Policy D3, 1b, and Policy AHD3, 3.

The loss of woodland and green space, together with a lack of substantiated biodiversity net gain, would harm local wildlife, contrary to FNDP Policy IRS5 aimed at protecting and enhancing biodiversity. There is currently a significant amount of wildlife including deer, bats, owls, woodpeckers, foxes, hedgehogs and the occasional badger. These, amongst many other species, would be put at substantial risk.

The site is unsustainable, with no nearby services or public transport, leading to increased reliance on private vehicles, contrary to FNDP Policy AHD3, 4

Extensive tree removal has taken place, contrary to FNDP Policy IRS6, and the proposal would significantly alter the rural character of the area, conflicting with FNDP Policy D2 which aims to preserve this. Range Road is a narrow rutted dirt-road which with existing essential traffic (residents etc) has reached it's limit and cannot safely cope with anymore. Cyclists, pedestrians and leisure and dog walkers and children on cycles already have to climb the steep muddy verges to allow vehicles to pass. The recent increase in home-delivery vans has already traffic -saturated this rough country by-way. I also

understand that there is no legal speed limit on Range Road and this is evidenced by some vehicles already using it as a raceway.

The development would also introduce an urbanising effect into a rural setting, contributing to incremental encroachment into the countryside, contrary to FNDP Policy D2.

The site lacks essential infrastructure, including drainage, sewerage, and main utilities.

The addition of hard standing would adversely affect local drainage and environmental conditions. Range Road already floods into a river during even moderate rains.

The proposal is out of keeping with the established character of the area and fails to enhance the street scene, contrary to FNDP Policy D3, 1b, and Policy AHD3,3.

Approval of this Application could lead to other similar unsustainable Applications in Range Road.
For the above reasons I respectfully ask that this Application be
REFUSED