

Property Address: 315 Nine Mile Ride

Submitted By: Elizabeth Page (Dr)

Date received: 15/04/2026

I am writing to you concerning retrospective planning application 260577 which refers to an unauthorised caravan settlement in the vicinity of Range Road, Finchampstead. I would be extremely grateful if you could take a note of some of these reasons below which were not rehearsed in the general letter to neighbours but are individual observations.

I prefer to contact you directly as I am aware you have extensive experience with the planning process and the local planning rules and plans.

I strongly object to the proposals for the site for many reasons. I have read the planning application (260577) and I have concerns about the accuracy of some of the details submitted. I believe a full survey of the site should be conducted before any consideration made as to the approval or otherwise of the application.

For example the application gives no details as to how foul sewage is to be disposed of. In addition there are no details as to how the site will connect to the existing drainage system. I am not certain there is any drainage system as the area gets quickly flooded after heavy rain.

The application states there will be no impact on biodiversity or protected species which clearly is not the case and there are several trees and hedges (or there were - they may have been removed already by the applicant) on the site. Increased human activity in this area such as proposed in the application (as well as probable future unapproved development) would mean loss of diversity, natural woodland and wildlife.

One main concern is the access . This is limited to a single track bridle way which is used by local people for recreation and as a through road to Sandhurst Road. It is unpaved and untarmacked and quickly floods which impacts on its use. Increased vehicular traffic will be detrimental to the existing surface.

Range Road provides a green gap between Nine Mile Ride and Sandhurst Road (as mentioned above) and is a designated bridle way of historic importance. Development of this site would erode the green gap and is contrary to the Finchampstead neighbourhood Development plan.

Range Road emerges onto Nine Mile Ride at a dangerous angle with poor visibility. Nine Mile Ride is an extremely busy road and reversing onto the road is very dangerous. Exiting from the proposed site would require reversing the vehicle onto this busy highway.

Range Road - the only point of access - is very narrow and impassable for wide vehicles such as caravans or large vehicles towing said without destruction of existing boundaries or vegetation.

As well as my personal reasons for objection to the proposal - as listed above- the site is outside the settlement boundary in the 2010 Wokingham local plan, the 2024 draft local plan and the Finchampstead neighbourhood plan and is not listed for development in any of these plans.

Thank you for taking the time to read this email and I trust that the retrospective application will be rejected. In addition, I question the intentions of the proposers as it seems they have already begun to develop the site without authorisation causing damage to vegetation, light pollution , noise and waste. I assume this is illegal?