

PLANNING REF : 260577
PROPERTY ADDRESS : 103 Kiln Ride
: Finchampstead, Wokingham, Berkshire
: RG40 3PD
SUBMITTED BY : Mr George Spence
DATE SUBMITTED : 27/04/2026

COMMENTS:

I strongly object to the development which is the subject of this application.

1 The site is listed as countryside and outside the settlement boundary of the 2010 Wokingham Development Plan, the draft 2024 local plan and the Finchampstead Neighbourhood Plan.

2 The site is not listed for development in any of the above strategy plans.

3 the site is unsustainable - it is accessed along an unpaved road, has no drainage, sewage or main utilities to the site.

4 Range Road is a narrow single lane road which is unsuitable for large vehicles. The sight lines out of Range Road onto both Nine Mile Ride and Sandhurst Road are very poor and the increased traffic from Range Road onto both roads would adversely affect road safety and flow of traffic at these junctions.

5 Range Road is a key green gap between the rides in the forest such as Nine Mile Ride and Sandhurst Road. Development of this site would adversely affect the environmental character of the area.

6 The loss of woodland, the use of artificial lighting would also adversely affect the nature of the site and will change the rural character of the woodland. There will be a notably adverse impact on local wildlife.

7 The Wokingham Development Plan states that all development should add value to the character of the streetscape. This development would be detrimental in itself and potentially leads to more traveller development in other parts of Range Road which would completely change the character of the lane.

8 There are other sites within the Wokingham Borough which are better suited to development, and these should be considered first.