

PLANNING REF : 260577
PROPERTY ADDRESS : 17 Tomlinson Drive
: 17 Finchampstead, Wokingham, Berks
: RG40 3NZ
SUBMITTED BY : Ms Mary Lee
DATE SUBMITTED : 15/04/2026

COMMENTS:

Below are the reasons I would like to object to this application:

1. The site is listed as countryside and outside the settlement boundary in the 2010 Wokingham local plan, the 2024 draft local plan and the Finchampstead Neighbourhood Development Plan.
2. The site is not listed for development in the 2010 Wokingham plan, the 2024 draft local plan and the Finchampstead Neighbourhood Development Plan.
3. The site is unsustainable as it is accessed down a minor road with no paved surface which would encourage additional vehicle use as there is no other way to get there.
4. Range Road is a rural road outside the settlement limit - development of this site would have an urbanising effect on the countryside and encourage urban creep.
5. Range Road is a narrow single track road which is completely unsuitable for large vehicles such as caravans, which would create a risk to road safety. This can be seen by the efforts of the applicant to scrape the road during their night time operation. Despite the damage inflicted to private property, the applicants were unable to transport a large static caravan on to the site as the lane was too narrow.
6. There are no drainage , sewerage and main utilities to this site.
7. The loss of this woodland, countryside and application of hard standing would have a detrimental effect on local wildlife, drainage and erode the green gap changing the character of the area.
8. The proposed site would result in increased use of a substandard road junction of Range Road with Nine Mile Ride and adversely affect road safety and traffic flow.