

PLANNING REF : 260577
PROPERTY ADDRESS : Valois Farn
: rjmorgan fencin Range Road, Finchampstead, Berkshire
: RG40 3NR
SUBMITTED BY : Mr Richard Morgan
DATE SUBMITTED : 27/04/2026

COMMENTS:

I wish to object to the above planning application on the grounds of conflict with the development plan, unsustainable development, highway safety concerns, and harm to the rural character, environment, and ecology of the area.

Under the Planning Policy for Traveller Sites:

Policy H requires local planning authorities to strictly limit new traveller site development in open countryside.

Policy E requires sites to be in sustainable locations, with access to services and infrastructure.

Policy F requires that sites do not have an unacceptable impact on the character of the area or highway safety.

This site fails all of the above:

It is in an unsustainable countryside location

It has poor access and infrastructure

It would harm the character of the area and create highway safety

risks

Highway safety and suitability of access

Paragraph 115 of the National Planning Policy Framework states that development should be refused where there would be an unacceptable impact on highway safety.

Range Road is a byway open to all traffic (BOAT), primarily used by walkers, cyclists, and horse riders. It is narrow, poor visibility, and is unsuitable for increased vehicular use.

Severely restricted sightlines create clear safety risks

Increased traffic would intensify use of an unsuitable route

Larger vehicles (including caravans and service vehicles) would damage the lane

The road floods, increasing hazard levels

The junction with Nine Mile Ride is already dangerous and would worsen with more traffic

The proposal would therefore result in an unacceptable impact on highway safety.

The site:

Has no access to public transport

Has no nearby services

Has no safe walking or cycling routes

Future occupants would be entirely car-dependent, which is contrary to national and local policy.

Harm to rural character and green gap

The introduction of caravans, hardstanding, lighting, and increased activity would:

Urbanise a rural, wooded lane

Erode the green gap

Result in development entirely out of character with the area

Drainage, infrastructure, and environmental impact

The site lacks mains drainage and sewerage, raising serious concerns regarding environmental protection.

The introduction of hardstanding would:

Increase surface water runoff

Exacerbate flooding risk

Harm the surrounding environment

This conflicts with environmental objectives in both the National Planning Policy Framework and local plan policies.

The proposal would result in:

Disturbance from increased activity

Harm to local wildlife habitats, including bats with excessive light pollution

Approval would create pressure for similar developments along Range Road, leading to cumulative erosion of its rural character. This is

contrary to the plan-led approach required by Section 38(6).

Availability of more suitable sites

The borough has more appropriate and sustainable locations for traveller accommodation, which should be prioritised in accordance with the development plan and the Planning Policy for Traveller

Sites.

Conclusion

The proposal conflicts with the development plan, fails to meet the requirements of the National Planning Policy Framework and the Planning Policy for Traveller Sites, and would result in unacceptable

impacts on highway safety, sustainability, and the rural character of the area.

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, the application should therefore be refused.