

PLANNING REF : 260577
PROPERTY ADDRESS : The Bowers
: Wokingham, Berkshire
: RG40 3JX
SUBMITTED BY : Mr M Sullivan
DATE SUBMITTED : 21/04/2026

COMMENTS:

I object to this planning application and respectfully request that the Council refuses this application.

My objection is made with reference to the development plan and material considerations, including the policies of the Wokingham Borough Local Plan (Core Strategy and Managing Development Delivery DPD).

1. Inappropriate Development in the Countryside (Core Strategy CP3 / CP11)

The site lies within the countryside, where development is strictly controlled. Policies such as CP3 (General Principles for Development) and CP11 (Distribution of Development) seek to protect the intrinsic character and beauty of rural areas.

The stationing of caravans for residential use represents an urbanising and intrusive form of development that is fundamentally at odds with the rural character of the area. It fails to respect the landscape and cannot be considered sustainable in this location.

2. Unsuitable Access and Highway Safety (CP3 / MDD DPD Policies)

Access to the site is via a narrow minor road that is not designed to accommodate the size or frequency of vehicles associated with caravans and residential occupation.

Policy CP3 requires development to provide safe and suitable access for all users. The increased use of this road by large vehicles raises clear concerns about highway safety, congestion, and potential damage to the road infrastructure.

3. Harm to Ecology and Biodiversity (CP7)

Policy CP7 seeks to conserve and enhance biodiversity across the borough.

The development has already resulted in disturbance to the land, and ongoing residential use will increase pressure on local habitats through noise, activity, and potential pollution. Without proper ecological assessment and mitigation, the proposal is likely to result in unacceptable harm to biodiversity.

4. Unauthorised Tree Felling and Landscape Harm (CP3 / CP7)

The apparent felling of trees prior to the submission of this application is deeply concerning. Trees contribute significantly to the rural character, visual amenity, and ecological value of the site.

Their removal has already altered the landscape and may have caused irreversible environmental damage. This undermines the objectives of policies CP3 and CP7, which seek to protect and enhance the natural environment.

5. Lack of Infrastructure and Unsustainable Development (CP1 / CP3)

There is no evidence that the site is served by appropriate utilities or infrastructure, including water supply, sewage disposal, and waste management.

Policy CP1 promotes sustainable development, and CP3 requires adequate infrastructure provision. The absence of such services raises concerns about environmental pollution and public health, making the development unsuitable in this location.

6. Impact on Residential Amenity (CP3)

The proposal will have a detrimental impact on the amenity of nearby residents due to increased traffic, noise, visual intrusion, and general disturbance.

This conflicts with CP3, which requires development to be appropriate in terms of its impact on surrounding uses and to maintain a high quality of life for existing residents.

7. Harmful Precedent and Undermining the Planning System

Granting retrospective permission in this case would set a

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concerning precedent. It risks encouraging similar unauthorised developments, where land is altered and occupied without prior consent, in the expectation that permission may later be granted.

This would undermine public confidence in the planning system and conflict with the Council's responsibility to ensure development is properly planned and controlled.

Conclusion

For the reasons outlined above, the proposal conflicts with multiple policies of the Wokingham Borough development plan and would result in significant harm to the countryside, environment, and local amenity.

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