

PLANNING REF : 260577
PROPERTY ADDRESS : Bracken House
: Heath Ride Heath Ride, Finchampstead
: RG403QJ
SUBMITTED BY : Mrs J Jones
DATE SUBMITTED : 14/04/2026

COMMENTS:

I understand that this is a retrospective application. I hope it will be considered in the same manner as if the applicants had acted in line with local procedures. Given the extend the land has been adapted for use already it would be impossible to undo some of these changes such as removal of trees etc.

The site is listed as countryside and outside the settlement boundary of several local plans (Wokingham Plan 2010 and Finchampstead Neighbourhood Development Plan). It's is not listed for development i n these plans either.

There are several reasons for this. The site accessibility is poor, no paved surfaces, and would encourage additional car use which is against the local plans aims. The accessibility is extremely poor and dangerous from Nine Mile Ride and not fit for purpose of increased cars due to it being a narrow single track road. Despite the applicants attempts to widen the road.

There is no hard standing or sewerage on site.

Currently the site is lit every night causing a nuisance to ghbours.

Rural woodland is being damaged and eroding the green gap between historical rides in the forest such as nine mile ride and Sandhurst Road. This goes against the Finchampstead Neighbourhood development plan 2024.

Both the 2010 and 2024 plans state that any development should add value and character. There are no other such sites in this area as such it is not in keeping and very out of character with the local neighbourhood.

The number of related applications and this a retrospective one are extremely likely to increase should this and all others already awaiting decision be approved. This would then increase the number of caravans and degrade range road and impact the local green spaces and wildlife significantly and to a detrimental effect.

Previously applications have been refused on the basis of substandard road junction of range road and nine mile ride. Placement of

Residential properties restrict any improvement of this junction. In addition they were also rejected on the basis of increase traffic on range road with is not suitable with regards to its width and construction. Resulting in increased risk of accidents to road user and pedestrians.

There need to be a clear consistent decision on all and any future

applications regarding these point above.