

PLANNING REF : 260439
PROPERTY ADDRESS : 245 Finchampstead Road
:
: RG40 3JS
SUBMITTED BY : Miss Sonia Maysh
DATE SUBMITTED : 27/03/2026

COMMENTS:

I object to this planning application 260439 and ask the Council to refuse it.

My reasons are based on the official planning rules for Wokingham Borough.

1. Its the Wrong Type of Development for the Countryside

The land is classed as countryside, where building and development is tightly controlled.

Putting caravans on this land for people to live in makes the area look more built up. This doesn't fit with the countryside setting and harms the look and feel of the landscape.

2. The Road Access Is Not Safe or Suitable

The site is reached by a narrow lane that isn't meant for large vehicles or extra traffic.

More vehicles, especially bigger ones used for caravans, would:

- create safety risks
- cause congestion
- potentially damage the road

Planning rules say access must be safe, and this does not meet that requirement.

3. Damage to Wildlife and Nature

The development has already disturbed the land, and people living there would add noise, activity, and possibly pollution.

Without proper ecological studies and protective measures, the site could harm local wildlife and habitats.

4. Trees Have Been Cut Down Without Permission

It appears trees were removed before the application was even submitted.

This is worrying because trees are important for:

- the appearance of the countryside
- wildlife
- the environment

Cutting them down has already changed the landscape and may have caused lasting damage, which goes against planning policies.

5. No Proper Infrastructure or Services

There is no evidence that the site has suitable:

- water supply
- sewage or waste disposal
- general utilities

Without these, the development is not sustainable and could cause pollution or health issues.

6. Negative Impact on Local Residents

Nearby residents would be affected by:

- extra traffic

- more noise
- the visual impact of caravans
- general disturbance

Planning rules say developments must not harm the quality of life for people already living nearby " this one does.

7. Sets a Bad Example for Others

Approving this application (especially after the site was changed without permission) would encourage others to do the same " develop land first and ask for permission later.

This undermines trust in the planning system and makes it harder for the Council to control development properly.

Conclusion

This proposal breaks several planning rules and would cause harm to the countryside, the environment, and local residents. For these reasons, it should be refused.