

PLANNING REF : 260439
PROPERTY ADDRESS : Royal Oak Drive
:
: RG45 6LU
SUBMITTED BY : Mr Simon Onyons
DATE SUBMITTED : 23/03/2026

COMMENTS:

This is a totally unacceptable application for a number of critical reasons.

1 - This is further destruction of critical local countryside, particularly in the context of the local development plans and the fact that this area is NOT slated for development. Unnatural lighting, electricity and hard standing will have irrevocable damage to local wildlife and the environment in the area outside of existing plans.

2 - This is an unsustainable place for settlement, with no paved access, further damaging the environment and the local area,

3 - No local services are available for this location

4 - The applicant has already severely damaged this location, felling trees and transforming the location. The appearance of the site is already changing without planning permission.

5 - Drainage and Sewerage provision is not present, which will inevitably result in unsanitary and environmentally damaging usage of the location.

6 - The 2010 Wokingham local plan and 2024 draft local plan state that all development should add value to the character of the street scape - this unquestionably has none. There is no community value here at all.

6 - Approval of this application could lead to further applications for similar usage - damaging the locality. There are other sites in the borough which lend themselves better to usage of this kind.

A previous application for the site was refused as:

- The proposed site would result in increased use of a substandard road junction of Range Road with B3430 Nine Mile Ride, which would adversely affect road safety and flow of traffic.

- The proposal would generate additional traffic on Range Road which is substandard in respect of width and construction, and this would result in the increased risk of accidents to road users.

I would propose that the applicant has already acted with scant regard for planning permission and the locality. Permitting further destructive behaviour would be damaging to local residents, wildlife

and the environment.