

28 APR 2026

Kenneth [REDACTED]

Objections to Planning Application 260577: Caravan Site, Land South of Valois Finchampstead RG40 3NR

The proposal fails to meet the requirements set out in the Finchampstead Neighbourhood Development Plan (FNDP) IRS1, IRS2 and IRS3. These requirements focus on protecting the environmental and historical character of the area thus safeguarding the parishes semi-rural nature.

I object to this planning application and would ask that Wokingham Borough Council refuse this application as outlined below:

1. The site is listed as countryside and outside the settlement boundary in the 2010 Wokingham Local plan, the 2024 draft local plan and the Finchampstead Neighbourhood Development Plan
2. The site is not listed for development in the 2010 Wokingham local plan, the 2024 draft local plan and the Finchampstead Neighbourhood Development Plan
3. The site is unsustainable - it is accessed down a minor road with no paved surface. This would encourage additional car use as there is no other way to get there - there are no local services (doctors, schools, shops, etc) within walking distance or accessible by public transport. This would encourage car use
4. The site is unsustainable - there are no opportunities for cycling and there is no footpath to the site. This would encourage additional car use.
5. The installation of caravans would completely change the look and character of Range Road and the area in general.
6. Range Road is a rural road outside the settlement limit - development of this site would have an urbanising, detrimental effect on the countryside and encourage urban creep
7. Range Road is a narrow single-track Byway which is completely unsuitable for further vehicles and large vehicles such as caravans. Allowing this development would create a tremendous risk to road safety.
8. Highways

There have been specific refusals for development known as ("The Fords"). Planning application 061483, validated on the 22nd of August 2006, for the "proposed change of use of land to equestrian and erection of stables, hardstanding, new access, fencing and gates" was declined. Reasons included that "... the proposed development would result in the increased use of the substandard road junction with B3430 Nine Mile Ride, which would adversely affect road safety and the flow of traffic" and that "... the proposal would generate additional traffic on Range Road which is substandard in respect of width and construction and this would result in increased risk of accidents to road users".

Neither of these reasons have changed. If anything, increased traffic on Nine Mile Ride with new developments in Arborfield twenty years later will have made these reasons considerably more valid in terms of access and safety.

9. There is no drainage, sewerage or mains utilities to the site

10. The addition of hard standing will change the drainage properties of the area and will have a harmful effect on the area

11. The development of the site would add electric light and vehicle movements to an area where there are currently none and will change the rural wooded character of the area

12. Range Road is a key Green Gap between the historic Rides in the forest such as Nine Mile Ride and Sandhurst Road - development of this site would erode this Green Gap (as defined in the Finchampstead Neighbourhood Development Plan) and would completely change the character of the area.

13. The 2010 Wokingham local plan and 2024 draft local plan state that all development should add value to the character of the street scape. There are no other Gypsy/Traveller sites such as this in the area, and it would be completely out of character with the neighbourhood

14. The loss of this countryside and application of hardstanding would have a notably detrimental effect on local wildlife and birds.

15. Approval of this application could lead to further applications for more traveller caravans in other parts of Range Road which would completely change the character of the road and increase volume of traffic.

16. National Planning Policy for Traveller Sites (PPTS) states that such developments should not dominate the nearest settled community. 17% of Gypsy/Traveller population in the Wokingham Borough are in Finchampstead, while Finchampstead only accounts for 10.5% of the land mass of the Borough. Any further Gypsy/Traveller pitches in Finchampstead would be disproportionate to the scale of existing settlements in Finchampstead.

17. There are other sites in the borough which are far better suited to development of this kind, and they should be prioritised first, namely the emerging Local Plan update contains provisions for additional Gypsy and Traveller pitches, notably at High Barn Farm, Barkham, within a few miles of this location.

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 and with:

Policies CP1 / CP3 Lack of Infrastructure and Unsustainable Development

- 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.
- Policy CP3 Impact on Residential Amenity.
- 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

As previously outlined, of major concern are the multitude of highway dangers this development would bring.

I respectfully request that WBC does not allow this development.

Yours faithfully,

Kenneth Bunce

27/04/2026