

28 APR 2026

Rosemary [REDACTED]

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

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

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 semi-rural nature of the Parish.

My Objections

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 byway 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.

Application Number: 061483, refused 10/6/2006 - Refusal of planning application (due to concern about suitability of Range Road and substandard road junctions).

Since the refusal of 061483 in 2006 Traffic volumes on both Nine Mile Ride and Sandhurst Road (50MPH) have increased considerably in the last 20 years. The proposed development would result in the increased use of the substandard road junctions of Range Road with B3430 Nine Mile Ride and A321 Sandhurst Road, which would adversely affect road safety **and** the flow of traffic. As such, it is contrary to policies CP3 and CP6. The proposed planning application 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 users of the Byway. Increased traffic on Range Road would have an increased adverse effect on road safety flow of traffic. Poor visibility when accessing/exiting Range Road from NMR & Sandhurst Road increases the risk of accidents

3. Harm to Ecology and Biodiversity (CP7)

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

This rural idyll is an important area for wildlife, birds and bats whose habitat has remained undisturbed for decades.

Recent illegal widening of Range Road by the applicant to get wide caravans on-site has resulted in devastation to verges. Trees have been damaged and roots left exposed. Felled trees, vegetation, concrete posts and soil are piled perilously high on the verges, preventing pedestrians from using them to escape vehicles.

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. Infrastructure and Amenity (Policies CP1 / CP3 Lack of Infrastructure and Unsustainable)

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.

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

5. Sustainability

The site is unsustainable. There are no local services, e.g. Shops, Doctors, Schools within walking distance or accessible by public transport. This would encourage car use. There is no cycle path to the site, and it is accessed down a Byway with no paved surface – encouraging car use.

Conclusion

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.

There are other sites in the Borough which are far more suitable for Gypsy/Traveller developments. The emerging Local Plan update contains provisions for additional Gypsy/Traveller pitches, notably at High Barn Farm, Barkham;

The proposal conflicts with policies of the Wokingham Borough development plan and FNDP and would result in significant harm to the countryside, environment, and cause real highway risks

I respectfully request that WBC does not allow this development.

Yours sincerely,

Rosemary Davis-Bunce

27/04/2026