

PLANNING REF : 260439
PROPERTY ADDRESS : High Street
:
: N8 7FG
SUBMITTED BY : R Phelps
DATE SUBMITTED : 15/04/2026

COMMENTS:

I am writing to formally object to planning application 260439 on Range Road.

As someone who frequently visits family on Nine Mile Ride, I regularly use Range Road to access the green sites and historic forest rides around Sandhurst Road. I feel safe in using this passage, as it is a quiet country lane, with only a few houses and little urbanisation. This makes it a pleasant area, with a lot of wildlife (plants, animals and birds) to enjoy.

This proposal represents an unsustainable and intrusive development in a rural area. Not only would it be significantly detrimental to local wildlife (as laid out below), but I would not feel safe using this road on foot as I currently do, due to increased traffic as a direct result of the site (with Range Road being too narrow for pedestrians or cyclists to take safe refuge from vehicles).

1. Significant Ecological Harm and Biodiversity Loss

The ecological impact of this application is severe and irreparable.

- Loss of trees and presence of urbanisation: The site is home to many species including Bats, Roe Deer, Badgers, and Tawny Owls. The loss of woodland fragmentation directly threatens these habitats, and damage to the site has already seen an impact to wildlife species such as owls and deer.
- Intrusive artificial lighting: The introduction of residential lighting into a currently "dark" rural wooded area constitutes a major change in character, and is documented to have a detrimental impact on nocturnal species, particularly protected bats and owls.
 - o Evidence from the adjacent unauthorized site (260577) already demonstrates extreme light pollution visible from afar. This "urban glow" erodes the rural identity of the historic forest rides and is entirely out of character with the neighbourhood.
- Infrastructure Failure: The proposed "no-dig" solution to protect TPO-covered trees is a technical impossibility. Installing essential utilities (water, power, sewage) will require trenching through protected root zones, leading to the eventual death of the woodland screening. This, along with the lack of intentions laid out on how to meet Biodiversity Net Gain (BNG) requirements, demonstrates the future wildlife degradation that will take place off the back of the proposed site.

2. Highway Safety - Range Road and Junction to B3430 (Nine Mile

Ride) Range Road is a narrow, single-track, unmade rural road that is

structurally and physically unsuitable for this development, and the junction on to Nine Mile Ride is an established safety hazard.

- Inadequate road width: The road is too narrow to accommodate the "swept path" of large vehicles and caravans. This was recently evidenced when a mobile home obstructed 1.5 lanes for several hours, forcing other vehicles to dangerously mount the footpath.
- Junction visibility constraints: Visibility when exiting Range

Road onto Nine Mile Ride (B3430) is severely restricted, particularly from the right.

- Reversing hazards: Due to the narrowness of the lane (and the inability to widen it), there are no passing spots for 2 way traffic. As such, any vehicles would need to reverse back onto B3430 to allow passing. This, combined with limited visibility, increase in vehicle movements as a result of this site (many presumably towing a caravan) on a narrow unmade road would impede traffic flow and pose a huge risk of high-speed collisions.
- Precedent of Danger: This junction was a key factor in the refusal of application F/2006/8196. Since then, traffic volumes have increased substantially, but the conditions of the junction have not improved, thereby exacerbating this factor.

There is an active Enforcement Order on this site stating that no caravans are permitted. Approving this application would undermine the existing EO, and would set an undesirable precedent for "incremental expansion", potentially leading to the total erosion of the designated Green Gap between Nine Mile Ride and Sandhurst Road.

Therefore, for the reasons of highway safety and ecological destruction, I respectfully request that the Local Planning Authority refuse this application.