

PLANNING REF : 260577
PROPERTY ADDRESS : Range House
: Range House Range Road, Finchampstead, Berkshire
: RG403NR
SUBMITTED BY : Mr S J Eddy
DATE SUBMITTED : 28/04/2026

COMMENTS:

I wish to formally OBJECT to Application 260577 - Caravan Site, Land South of Valois, RG40 3NR

Range Road is a green haven in the midst of the area's huge urban sprawl. Numerous wildlife species are regularly seen there. These include deer, foxes, woodpeckers, owls, bats, hedgehogs and badgers. Developments of this type would endanger all these.

It's a fundamentally unsustainable location. This Application is in direct contradiction to the principles of sustainable development outlined in both Local and National Planning Policy. The site is too far from all essential local services, including shops, schools, and doctors' surgeries. With no nearby public transport links, no footpaths, and no safe cycling routes, any occupants would be dependent on private vehicles for every journey. This would create an unsustainable travel pattern and increase traffic on already busy local roads like the Nine Mile Ride. This goes against National Traveller Site Policy: The government's "Planning Policy for Traveller Sites" explicitly states that new sites should be sustainable. This location is not sustainable due to its isolation from services and facilities.

Approving it would conflict with the core principles of National Policy. Highway and public safety would be put at risk. Range Road is a narrow, single-track rural lane with no footpaths and is fundamentally unsuitable for the large vehicles associated with this development. The road is well used by residents, children, walkers, and dog-walkers. It's completely inappropriate for large vehicles such as mobile homes or touring caravans. These would create significant and unacceptable risks to the residents, cyclists and walkers. The recent increases in home delivery vans highlight these problems and just these vans have taken the current traffic on the narrow rutted road to dangerous saturation levels. The creation of a new vehicular access onto this narrow lane is unlikely to meet the required

visibility standards for safe entry and exits onto the Nine Mile Ride and Sandhurst Roads. It's unlikely that emergency service vehicles could reliably access the site. This poses a direct risk to all residents and road users.

The Application is in Conflict with Local and Neighbourhood Planning Policy. This speculative application is in clear violation of the statutory development plan. The site lies outside the defined settlement boundary and is designated as Countryside in the Wokingham Local Plan (2010), the emerging draft Local Plan (2024), and, most importantly, the very recent Finchampstead Neighbourhood Development Plan. This land has not been identified or allocated for any form of development. Range Road is identified as a key "Green Gap" in the Finchampstead Neighbourhood Development Plan. This proposal would erode that gap, leading to "urban creep" and having an urbanising effect on the countryside, which the plan specifically seeks to prevent. The Local Plan states that all development should add value to the character of the streetscape. Traveller pitches, with their associated caravan, vehicles and hard standings are completely out

of character with the surrounding rural, wooded landscape and would negatively impact it.

The development would cause significant and lasting damage to the local ecosystem.

This land serves as a habitat and corridor for numerous species. The development is in direct contravention of Policies IRS5

(biodiversity) and IRS6 (trees) of the Finchampstead Neighbourhood

Plan.

The addition of significant hard standings will alter the natural drainage properties of the area. Range Road is already prone to regular and persistent flooding, sometimes resembling a river flowing down to the swamps at its Northern junction with the Sandhurst Road - often causing dangerous flooding there.

Furthermore, the site lacks connection to mains utilities such as sewerage and drainage, which is a fundamental requirement for new residential development. The Application would unacceptably harm the quality of life for existing residents.

The introduction of residential activity into this quiet, rural lane will inevitably lead to an increase in noise and disturbance, from vehicle movements to domestic activity, at hours that are uncharacteristic for the area. The addition of external domestic lighting into what is currently a dark, unlit lane will destroy the rural, dark-sky character of the area, constituting a form of light pollution that harms residential amenity.

While I understand the council has a duty to provide sites, this must not be at the expense of proper, plan-led development.

Approving this Application would set a dangerous precedent. Approval of this

Application on an unsuitable, unallocated site would invite further speculative Applications in other parts of Range Road and the wider countryside, leading to the piecemeal erosion of our local environment. The Council should focus on identifying and allocating suitable and sustainable sites through its Local Plan process, rather than approving an ad-hoc application on a site that is so clearly inappropriate and contrary to multiple local and national policies. For all the reasons I've outlined, and for all the reasons put forward by other objectors, I respectfully ask that this Application be REFUSED.