

PLANNING REF : 260577
PROPERTY ADDRESS : The Barn
: Sandhurst Road, Finchampstead, Berkshire
: RG403LS
SUBMITTED BY : Mrs Kate Dossett
DATE SUBMITTED : 28/04/2026

COMMENTS:

Dear Sir/Madam,

We wish to object to the above application. As local residents, we are very familiar with the site and the surrounding roads, and we have serious concerns about the suitability and sustainability of the proposed development.

1. The site is outside the settlement boundary

The 2010 Local Plan and the Finchampstead Neighbourhood Development Plan both confirm that this land lies outside any designated settlement limit. Allowing development here would set an unwelcome precedent and would fundamentally change the rural character of the area.

2. The land is agricultural and not appropriate for development The site is currently agricultural and contributes to the open, wooded landscape. It is not allocated for residential or traveller use, and development would erode the rural setting.

3. No access to local services

There are no shops, schools, doctors or other essential services within walking distance. Anyone living on the site would be entirely dependent on cars, which is contrary to sustainability aims.

4. Range Road is an unadopted single track road

Range Road is narrow, poorly surfaced and outside the settlement limit. It is not suitable for increased traffic. Large vehicles such as delivery vans and refuse lorries already struggle, and the suggestion that refuse collection could safely take place is unrealistic.

5. Increased traffic would worsen existing problems

Range Road, Ride and Ave are all in poor condition. Additional vehicle movements would make this worse and increase the risk of accidents on roads that are already substandard in width and construction.

6. No safe walking or cycling routes

There is no footpath along Range Road and no safe circular walking or cycling route. Any increase in traffic would heighten the danger for pedestrians and cyclists.

7. Noise, lighting and activity would harm the rural character

The introduction of hardstanding, vehicles, electric lighting and daily activity would urbanise an area that is currently quiet and wooded. This would significantly change the character of the locality.

8. Drainage and flood concerns

There is no drainage system in place. With increasing rainfall and climate pressures, further hardstanding could worsen surface water

flooding.

9. Previous applications have been refused as unsustainable

A previous application on this site was refused on sustainability grounds. The same issues remain and have not been addressed.

For these reasons, we politely and respectfully ask that the application is refused.

Yours faithfully,
Kate