

PLANNING REF : 260577
PROPERTY ADDRESS : 296 Nine Mile Ride
: Finchampstead, Berkshire
: RG403NT
SUBMITTED BY : Mr G Hawkett
DATE SUBMITTED : 28/04/2026

COMMENTS:

I wish to OBJECT to Planning Application 260577.

My concerns relate to sustainability, highway safety, the character of the area, and the overall suitability of the site for development. I ask that these points are fully considered when determining the application.

The land is agricultural and unsuitable for development. The site is not allocated for residential or traveller accommodation. Its current agricultural use contributes to the open, rural landscape, and development would erode this character.

The site lies outside the designated settlement boundary According to the 2010 Local Plan and the Finchampstead Neighbourhood Development Plan, this land is outside any recognised settlement limit.

Development of this nature would conflict with established planning policy and would fundamentally alter the rural character of the area.

The location is unsustainable with no practical access to local services. There are no shops, schools, medical facilities or other essential services within reasonable walking distance. Residents would be entirely dependent on private vehicles, which is contrary to sustainability objectives and local planning policy.

Range Road is an unadopted, single track road Range Road is narrow, poorly surfaced and outside the settlement limit. It is unsuitable for increased traffic and cannot safely accommodate large vehicles such as delivery vans or refuse lorries.

The current traffic levels, particularly large home-delivery vans are already too high. Increased traffic would worsen existing road safety issues. Additional vehicle movements on Range Road, which is already in very poor condition would heighten the risk of accidents. Range Road is substandard in width and construction, and further traffic would exacerbate existing problems.

Lack of footpaths and safe routes for pedestrians or cyclists There is no footpath along Range Road, and no safe circular walking or cycling routes. Any development would increase pedestrian and vehicle

conflict, further reducing safety.

Noise, lighting and activity would harm the rural character. The introduction of hard standing, vehicles, electric lighting and daily activity would urbanise an area that is currently quiet, wooded and rural. This would represent a significant and harmful change to the character of the locality.

There is no formal drainage system in place. With increasing rainfall and climate related pressures, additional hard standing and development could worsen surface water flooding in the area. Range Road already regularly floods and becomes a fast flowing torrent, even in moderate storms.

Previous applications have been refused as unsustainable. The same issues remain unresolved and continue to apply.

For all the above reasons and those more ably put forward by others, I humbly request that the Application is REFUSED

