

PLANNING REF : 260439
PROPERTY ADDRESS : 12c Little Fryth
: Finchampstead
: RG40 3RN
SUBMITTED BY : Mr Charles Margetts
DATE SUBMITTED : 26/03/2026

COMMENTS:

I object to this planning application and would ask that wbc refuse this application

1. The site is listed as countryside and outside the settlement boundary in the 2010 Wokingham Local plan, the 2024 draft local plan and the Finchampstead Neighbourhood Development Plan
2. The site is not listed for development in the 2010 Wokingham local plan, the 2024 draft local plan and the Finchampstead Neighbourhood Development Plan
3. The site is unsustainable - it is accessed down a minor road with no paved surface. This would encourage additional car use as there is no other way to get there
4. The site is unsustainable - there are no local services (shops, doctors, schools etc) within walking distance or accessible by public transport. This would encourage car use
5. The site is unsustainable - there are no opportunities for cycling and there is no footpath to the site. This would encourage additional car use.
6. The applicant has felled many trees on both sites and the installation of caravans would completely change the look and character of the road
7. Range Road is a rural road outside the settlement limit - development of this site would have an urbanising and gentrifying effect on the countryside and encourage urban creep
8. Range Road is a narrow single track road which is completely unsuitable for large vehicles such as caravans - allowing this development would create a risk to road safety. This can be seen by the efforts of the applicant to scrape the road to widen it and even after this found he could not get the large caravan he wanted to move to the site into the road
9. There is no drainage, sewerage and are no main utilities to the site
10. The addition of hard standing will change the drainage properties of the area and will have a harmful effect on the area
11. The addition of either site would add electric light and vehicle movements to an area where there are currently none and will change the rural wooded character of the area
12. Range Road is a key green gap between the historic rides in the forest such as Nine Mile Ride and Sandhurst Road - development of this site would erode this green gap (as defined in the Finchampstead Neighbourhood development plan) and would completely change the character of the area
13. The 2010 wokingham local plan and 2024 draft local plan state that all development should add value to the character of the street scape. There are no other sites such as this in the area and it would be completely out of character with the neighbourhood
14. The loss of this woodland, countryside and application of hardstanding would have a notably detrimental effect on local wildlife

15. Approval of this application could lead to further applications for more traveller caravans in other parts of the lane which would completely change the character of the road

16. There are other sites in the borough which are far better suited to development of this kind and they should be prioritised first