

Property: caravan Site, Land South of Valois, Range Road, Finchampstead, Wokingham, RG40 3NR

Proposal: Retrospective change of use of land to a Gypsy / Traveller site formed from two static mobile homes, two touring caravans works to access and ancillary works.

Applicant: SHERIDAN

Local Planning Authority: Wokingham

DESIGN AND ACCESS STATEMENT

INTRODUCTION

1. The application is accompanied by 15 exhibits. These are identified as Tab 1 – Tab 15 and are contained within a paginated and indexed bundle.
2. The application is accompanied by a number of reports. These include:
 - a. Planning Statement
 - b. Landscaping Details
 - c. CIL form
 - d. Shadow Habitats Regulations Assessment
 - e. Community Involvement Report
3. The application is accompanied by a number of drawings. These include:
 - a. Location Plan
 - b. Block Diagram
 - c. Caravan elevations

DESIGN

4. The application site is on Range Road. This is a private road that provides access to Nine Mile Drive . The land appears to have historically been part of a residential garden until subdivided and sold. Photographs of the land and its access and old maps are shown at Tab 1 Tab 3.

5. The application is for Gypsy / Traveller accommodation by a family that meet the definition of Gypsy / Traveller contained within Annex 1 of Planning Policy for Traveller Sites (PPTS) . A copy of PPT is shown at **Tab 4**. The accommodation sought involves the stationing of two static caravans on the land and two touring caravans to meet accommodation needs.
6. The proposed development is compliant with the Wokingham Local Plan. This is shown at **Tab 5**.
7. The land has a lack of planning history. Since 2020 it has had a number of Tree Preservation Orders issued by the Wokingham Council. This is shown at **Tab 6**.
8. Wokingham has a shortage of accommodation for Gypsy / Travellers this is shown at **Tab 7**.
9. Natural England identifies that they do not need to be consulted about the application as it will not either alone or in combination have any likely significant effect on a registered natural history site. There is a very low probability that the land is suitable for protected species. This is shown at **Tab 8**.
10. The development shall not have a significant effect on the character and appearance of buildings of architectural and historic importance. This is shown at **Tab 9**.
11. The development has a very limited effect on the areas landscape and is merely an 'infill' development in an existing residential area. This is shown at **Tab 10**.
12. A Shadow Habitats Regulations Assessment (sHRA) under s63 of the Conservation of Habitats and Species Regulations 2017 has been undertaken. The documents used in the preparation of this report are shown at **Tab 11**.
13. The sHRA report identifies that failures to register Euro sites means that they cannot be corrected. Tampering with inventories by Natural England has been identified and acknowledged to have occurred. This was to increase the area of

land identified as being a Euro site to maximise the tax revenue sought by Natural England. Effectively English Nature (now Natural England) misled the Wokingham Council's to develop policy based on non-existent (unregistered) Local Land charges. It is impossible to seek a charge based on an unregistered Local Land Charge. This means that there are mistakes in the Council's SANG and SAMM policies and that no payment is required. It is anticipated that this issue will be fully investigated by the Council as part of this application as it has severe effects on its Local Plan. Natural England is not a registering authority for Local Land Charges and has inventories of Habitats Sites that are at variance with the Secretary of States register and the inventories of the Joint Nature Conservation Committee,

- 14. The probability of the land being contaminated is low. This is shown at **Tab 12**.
- 15. The land is within Flood Zone 1. The probability of flooding is very low, This is shown at **Tab 13**.

ACCESS

- 16. The access is from Range Road onto Nine Mile Drive. The access is already in existence and is safe. The intensification in use through the development is minimal and should be no more than four vehicular movements a day. The access is safe. This is shown at **Tab 14**.
- 17. There is good access to services from the development. This is shown at Tab 15.

Conclusion

- 18. The development should provide a welcome addition to the dwellinghouse stock of Wokingham whilst meeting accommodation needs.

Stuart H Carruthers

March 2026