

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

PLANINING STATEMENT

1. The application seeks to meet an identified need for accommodation for the applicant and their family.
2. Wokingham Council is unable to demonstrate a 5 year of housing land for either the settled or Gypsy / Traveller community, This means that what is known as the tilted balance is engaged.
3. The tilted balance relates to if the impacts of the development would significantly and demonstrably outweigh the benefits of granting planning consent. Footnote 7 of the National Planning Policy Framework (NPPF) would not be engaged. The development proposed would have no significant effect on protected areas or assets of importance. Natural England appears to have determined to sabotage footnote 7 through tampering with inventories and not ensuring thar SSSIs, and habitat sites are completed through registration.
4. There is no good reason why the application should not be approved.

Stuart H Carruthers

March 2026