

PLANNING REF : 260439
PROPERTY ADDRESS : Nine Mile Ride
:
: RG40 3NY
SUBMITTED BY : L S
DATE SUBMITTED : 01/04/2026

COMMENTS:

I wish to object to this application on the following planning grounds:

Conflict with development plan policy

The site lies outside the defined settlement boundary and is designated countryside in the adopted 2010 Local Plan, the emerging 2024 Local Plan, and the Finchampstead Neighbourhood Development Plan. Development here is tightly restricted and this proposal does not meet any exception criteria. It therefore conflicts with the statutory development plan, contrary to Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Unsustainable location

The site is not in a sustainable location as defined by the NPPF. It is not within reasonable walking distance of essential services, has no realistic access to public transport, and lacks safe pedestrian or cycling routes. Occupiers would be heavily dependent on private vehicles, contrary to NPPF objectives for sustainable transport.

Inadequate and unsafe access

Access relies on a narrow, rural, single track road with limited capacity and poor surfacing. It is unsuitable for the traffic likely to be generated, including larger vehicles such as caravans. The proposal would also intensify use of a substandard junction with the B3430, raising highway safety concerns contrary to NPPF paragraph 5.

Harm to rural character and landscape

Caravans, hardstanding, access works and associated activity would urbanise a rural, wooded lane, eroding countryside character and conflicting with policies protecting landscape character and local distinctiveness.

Loss of trees and biodiversity impact

Tree removal has already occurred, and further development would cause additional loss of woodland habitat, harming biodiversity and conflicting with NPPF requirements for protection and enhancement.

Drainage and infrastructure concerns

The site lacks mains drainage and utilities. Additional hardstanding would alter surface water runoff and increase drainage risks, contrary to sustainable drainage principles in national and local policy.

Erosion of a strategic green gap

The site forms part of an important green gap between areas of land and historic rides. Development would reduce this separation and undermine policies preventing coalescence and protecting countryside

openness.

Out of character development

There are no comparable developments in the immediate area. The proposal would introduce a form and intensity of use inconsistent with the established rural character, contrary to NPPF design and place making principles.

Precedent and cumulative impact

Approval could set a precedent for similar proposals along this lane, leading to incremental change that would significantly alter the area's character.

Previous refusal reasons remain relevant

A previous application was refused on highway safety and traffic grounds. These issues have not been resolved and remain valid material considerations.

Conclusion

The proposal conflicts with local and national planning policy and would harm highway safety, environmental quality, and the character of the countryside. It should therefore be refused.