

PLANNING REF : 251705
PROPERTY ADDRESS : 285 Nine Mile Ride
: Wokingham
: RG40 3NS
SUBMITTED BY : Mr Mrinmoy Gupta
DATE SUBMITTED : 24/03/2026

COMMENTS:

1. According to the 2010 Wokingham Local Plan, the 2024 draft plan, and the Finchampstead Neighbourhood Development Plan, this location falls within open countryside and lies beyond the recognised settlement boundary.
2. None of these planning documents identify the land as suitable or designated for future development.
3. The location is not sustainable, as it can only be reached via a narrow, unmade rural track, meaning residents would be reliant on cars.
4. Essential services such as shops, GP surgeries, and schools are not within walking distance, nor are they accessible by public transport.
5. There are no safe walking routes, footpaths or cycling links leading to the site, further increasing dependency on cars.
6. Significant tree clearance has already occurred, and placing caravans on the land would drastically alter the natural appearance and character of the road.
7. Range Road is a countryside lane, and any development would introduce urban characteristics, contributing to gradual urban sprawl.
8. The road itself is extremely narrow and single track, making it inappropriate for towing or manoeuvring caravans. Attempts by the applicant to widen the road have already demonstrated that large vehicles still cannot access it.
9. The site has no access to drainage systems, sewer connections or basic utilities.
10. Introducing hard surfaces would alter natural drainage patterns and negatively impact the surrounding environment.
11. Additional lighting and vehicle movements would disrupt the currently quiet, wooded rural atmosphere.
12. Range Road forms an important green buffer between historic forest rides; development here would weaken and diminish this natural separation.
13. Planning policies require new development to enhance the character of the area, yet this proposal would be completely out of keeping with the existing surroundings.
14. Clearing woodland and adding hardstanding would adversely affect local wildlife habitats.
15. Granting permission may encourage further similar applications along the lane, leading to a significant and permanent change in its character.
16. There are more appropriate locations elsewhere in the borough that are better equipped to accommodate this type of development.

Also similar application was rejected in the past

A past application for this site was rejected because it would increase traffic at the already inadequate junction of Range Road and B3430 Nine Mile Ride, raising concerns about road safety and traffic

flow.

It was also refused on the grounds that additional traffic would be forced onto a road that is too narrow and poorly constructed, heightening the likelihood of accidents.