

PLANNING REF : 251705
PROPERTY ADDRESS : 285 Nine Mile Ride
: Wokingham
: RG40 3NS
SUBMITTED BY : Mrs Jhumur Chowdhury
DATE SUBMITTED : 24/03/2026

COMMENTS:

The land is designated as countryside and lies beyond the defined settlement boundary in the 2010 Wokingham Local Plan, the 2024 draft version, and the Finchampstead Neighbourhood Development Plan. None of these planning documents allocate this site for any form of development.

The location is unsuitable from a sustainability perspective, as it is only reachable via a small, unpaved lane, making car travel unavoidable.

There are no nearby facilities such as shops, schools, or medical services and no public transport options, leaving residents entirely dependent on vehicles.

The absence of pavements, footpaths, or cycle routes further reinforces reliance on private cars.

A considerable number of trees have already been removed, and installing caravans would dramatically alter the visual character of the area.

Range Road is a rural lane, and adding development would introduce an urban feel, gradually eroding the countryside setting.

The road is extremely narrow and only single track, making it inappropriate and unsafe for large vehicles such as caravans. The applicant even attempted to widen the road but still could not manoeuvre a caravan into the site.

The plot lacks essential infrastructure, including drainage, sewerage, and access to basic utilities.

Introducing hard surfaces would disrupt natural drainage and potentially damage the surrounding environment.

Additional lighting and traffic would disturb the peaceful, wooded setting that currently defines the area.

Range Road forms an important natural buffer between historic forest rides, and development here would diminish this green separation.

Planning policies state that new development should enhance the character of the street scene; this proposal does the opposite and is visually out of place.

The removal of trees and introduction of hardstanding would negatively impact wildlife that depends on the woodland.

Approving this application could set a precedent for similar proposals along the lane, fundamentally altering its long established character.

Other parts of the borough are better equipped for this type of development and should be considered before this site.

Moreover a prior application was rejected because it would lead to increased traffic at the already inadequate junction where Range Road meets B3430 Nine Mile Ride, posing risks to safety and traffic flow. It was also refused due to concerns that extra vehicles would be using a road that is too narrow and poorly built, increasing the likelihood of accidents.