

PLANNING REF : 260439
PROPERTY ADDRESS : 309 Nine Mile Ride
:
:
: RG40 3NL
SUBMITTED BY : Mrs V Chappell
DATE SUBMITTED : 28/03/2026

COMMENTS:

Reference: 260439

Site Address: Range Road

Proposal: Change of use of land

Objection to Planning Application

I am writing to formally lodge a strong objection to the above-referenced planning application. This proposal represents an inappropriate development that threatens the rural character of the area, compromises highway safety, and disregards established planning policy and environmental protections.

1. Breaches of Tree Protection Orders (TPO) & Ecological Impact

The site is protected by a Tree Protection Order, yet significant felling has already occurred without prior consent.

Illegal Activity: Trees at the entrance of Range Road (off Nine Mile Ride) were removed to facilitate large vehicle access without permission. This disregard for statutory protection should not be rewarded with retrospective approval.

Biodiversity Loss: The removal of woodland and the installation of hardstanding will irreversibly damage local wildlife habitats.

Drainage: Replacing natural woodland floor with hardstanding will negatively alter the site's drainage profile, increasing the risk of surface water runoff in a rural setting.

2. Highway Safety and Infrastructure Substantiality

Range Road is a single-track rural lane with no tarmac, paving, street lighting, or formal passing places.

Unsuitable Access: The road is structurally unstable for large vehicles such as mobile homes and touring caravans. The fact that trees had to be felled just to allow initial access proves the site is physically inaccessible for the proposed use.

Safety Risk: The increased traffic specifically large, slow-moving vehicles creates an unacceptable risk to existing residents, pedestrians, and walkers who use this narrow track.

Historical Refusal: A previous application for this site was refused precisely because it would increase the use of the substandard junction between Range Road and Nine Mile Ride (B3430), compromising road safety and traffic flow. These conditions have not changed.

3. Conflicts with Local and Neighborhood Plans

The proposal is in direct conflict with the following development frameworks:

Wokingham Local Plan (2010) & Draft Local Plan (2024): The site is not allocated for development and lies outside the defined settlement limit.

Finchampstead Neighbourhood Development Plan: The development fails to align with the community's vision for preserving the rural

character of the parish.

Alternative Sites: Under the NPPF and local policy, more suitable, allocated sites within the borough should be prioritised over speculative, harmful developments in the open countryside.

4. Sustainability and Character

Inappropriate Urbanisation: The introduction of a day room, mobile home, and vehicular parking will have a harsh urbanising effect on a wooded rural area.

Lack of Utilities: The site lacks mains utilities, including sewage. The absence of sustainable infrastructure makes the site wholly unsuitable for residential occupation.

Sustainability: The location is isolated. With no shops, schools, or doctors within walking distance and no viable public transport, the development would be entirely car-dependent.

Pollution: The project would introduce significant light and vehicular pollution into a currently dark-sky, tranquil woodland environment.

Conclusion

This application represents a significant threat to the safety and character of Range Road. If approved, it would set a dangerous precedent, likely leading to further applications along this unstable track, further eroding the countryside.

I urge the Planning Committee to refuse this application on the grounds of highway safety, environmental damage, and non-compliance with the Local Plan.