

PLANNING REF : 260577
PROPERTY ADDRESS : Nine Mile Ride
: Wokingham, Berks
: RG40 3NL
SUBMITTED BY : Mr Redacted Redacted
DATE SUBMITTED : 26/04/2026

COMMENTS:

Objection to planning application 260577

I wish to formally object to this planning application on several grounds.

Unauthorised works were undertaken in early March, commencing late on a Friday evening and continuing until approximately 23:30, involving the use of heavy machinery. Further activity took place over the weekend, including the removal of vegetation and the laying of substrate, at a time when it was difficult for residents or authorities to raise timely objections. This approach appears deliberately timed to avoid scrutiny. The subsequent submission of a retrospective planning application raises serious concerns regarding the applicant's willingness to comply with planning regulations and suggests a risk of further unauthorised activity.

The development has already resulted in environmental harm. There are significant concerns regarding increased light and noise pollution, which would adversely affect the rural character of this designated area. Local wildlife has already been impacted, including tawny owls, deer, and bats, the latter being a protected species. The loss of habitat and disturbance to these species is of particular concern. The proposal conflicts with policies within the Wokingham Borough Local Plan which seek to protect the character of the countryside.

There are also concerns regarding the apparent unauthorised connection to water and electricity supplies.

The access arrangements are wholly inadequate. The lane is a substandard byway, unsuitable for large vehicles or increased traffic. Visibility when exiting onto Nine Mile Ride is poor, creating a hazard for road users. Range Road lacks a footpath and does not provide safe walking or cycling routes. Any intensification of use would increase conflict between pedestrians and vehicles, further compromising safety.

Additionally, the safety of users of Range Road has already been adversely affected by the unlawful removal of verges and trees in early March, apparently in an attempt to widen the road to accommodate large mobile homes. Despite these attempts, the road remains unsuitable for such use. This resulted in significant congestion on Nine Mile Ride, with traffic disrupted for several hours and vehicles forced onto the pavement in order to pass the mobile homes. Any increase in occupancy on this land will inevitably lead to excessive vehicular movement.

For these reasons, I strongly urge that this application be

refused.