

PLANNING REF : 251359
PROPERTY ADDRESS : 142 Nine Mile Ride
: Wokingham, Berkshire
: RG404JA
SUBMITTED BY : Mr Martin Beasley
DATE SUBMITTED : 23/06/2025

COMMENTS:

I wish to object to the planning application no. 251359

The following facts form the basis of this objection.

1). This is an area of large detached houses. The proposed dwelling is out of character with the rest of the area. There are no caravans visible from the road for a considerable distance in either direction on Nine Mile Ride.

2). There are factual inaccuracies within the planning application. Notably:

(a) The statement regarding trees states that:

'There have been no more than three trees present on the land since 2016.'

This is not correct. The council tree protection officer has photographic evidence of at least 5 trees on the site and I have photographs of at least three of these same trees being felled on Saturday 6/12/24. It should be noted that these were large trees over 25 metres in height.

In addition, one very large oak tree that was actually on the roadside in front of, but outside the boundary of the plot in question and which would have prevented access to the site for a large static caravan was felled on Sunday 2/3/25. Again, I have photographic evidence of this and the remains of the stump is visible.

My understanding is that the plot was left as haven for wildlife following the Manor Park Drive and Masdar Garden developments. The owners have already damaged the area by clearing the site, removing and cutting back mature trees. I submit that no further action should be taken and the trees replaced in their original locations.

(b). The application implies that there has been a structure on the

site previously. However, it also states that :

The site currently has been used as amenity land for many years. I have lived opposite this site since 1985 and I cannot recall a structure on this site or anybody living there throughout that time. This is supported by the numerous historical maps that form part of the planning submission. I could find no evidence of a structure within the plot on any of those maps.

(c). The application states that

The site already has water, electricity and sewage infrastructure.

The site certainly does not have electricity. There was a hole dug and an unauthorised attempt to connect to a mains supply made on Saturday 15/3/25. The hole is still there.

3). The application does not comply with the WBC Development Plan from 2010, the Draft Local Plan or the Finchampstead Neighbourhood Development Plan

4). There are established sites for static caravans elsewhere in the wider area.

5). To date 23/6/25 there has been no planning application notice posted on the site so many local residents will be unaware of the application.