

PLANNING REF : 250655
PROPERTY ADDRESS : Willow Cottage
: Heath Ride, Finchampstead
: RG40 3QE
SUBMITTED BY : Mr Thomas Cooper
DATE SUBMITTED : 16/04/2025

COMMENTS:

I am writing to formally object to the recently revised plans for the proposed development on the land to the rear of 240 Nine Mile Ride, Finchampstead.
Planning Application Reference: 232298.

1. Environmental Impact:

The proposed development poses a significant threat to the local environment. The loss of green space would directly harm native wildlife and plant species, many of which are protected under the Wildlife and Countryside Act 1981 and the Nature Conservation Act 2004. The site also includes trees protected under a preservation order.

2. Traffic and Infrastructure Pressure:

The access road proposed in the revised plan is ill-suited to the scale of development being considered. Nine Mile Ride already experiences high traffic volumes, and additional vehicles would only compound safety risks, especially for pedestrians and cyclists. The area's current infrastructure is not equipped to handle the increased burden this development would impose.

3. Loss of Rural Character:

The proposed scale and density of this development are out of keeping with the surrounding area. Wokingham Borough Council's planning guidelines emphasize the importance of respecting the existing character and scale of local communities. The plans, as they stand, risk permanently altering the semi-rural identity of Finchampstead, eroding the charm and aesthetic that define this part of the borough.

5. Unresolved Issues from Previous Appeal:

The revised plans fail to adequately address key concerns raised in the previous appeal. Issues such as overdevelopment, overlooking of neighbouring properties, and inadequate boundary treatments remain unresolved, further highlighting the unsuitability of the proposed development.

For these reasons, I respectfully urge the planning committee to reject this application.