

PLANNING REF : 260439
PROPERTY ADDRESS : 309 Nine Mile Ride
: Finchampstead, Berkshire
: RG40 3NL
SUBMITTED BY : Mr Adrian Chappell
DATE SUBMITTED : 04/04/2026

COMMENTS:

I wish to register my objection to the proposed application. My objections are based on material planning grounds, including harm to the character of the countryside, highway safety concerns, environmental damage, conflict with local and national planning policy, and the unsuitability and unsustainability of the site.

1. Unlawful Felling of Protected Trees (TPO)

- Trees on the site, protected by a Tree Protection Order, have been felled without prior consent.
- Additional trees at the entrance to Range Road (off Nine Mile Ride) have also been removed without permission to facilitate access for large vehicles.
- This demonstrates both harm already caused and the inherent unsuitability of the site for large vehicles such as caravans. - The loss of protected trees is a serious breach and weighs heavily against the proposal.

2. Highway Safety - Substandard Access and Road Conditions

Range Road is a single track rural lane with:

- No paving or tarmac
- No passing places
- No street lighting
- Unstable verges and poor road surface
- A dangerous junction with Nine Mile Ride (B3430) and Sandhurst Rd.

The introduction of caravans, construction vehicles, and ongoing residential traffic would significantly increase risks to:

- Existing residents and children who cross Range Road
- Walkers
- Cyclists
- Horse riders

The road is not capable of safely accommodating large vehicles, and the applicant has already demonstrated this by removing trees to force access and damaged verges to the side of the road.

Previous refusal is directly relevant. A prior application on this site was refused due to:

- Increased use of a substandard junction
- Additional traffic on a substandard road
- Increased risk of accidents and injury

These conditions have not changed, and the same reasons for refusal still apply.

Line of sight hazards

- Visibility when turning into Range Road from Nine Mile Ride is extremely poor, particularly from the right.
 - Vehicles entering Range Road cannot see oncoming traffic until after committing to the turn, often forcing drivers to reverse back onto Nine Mile Ride, an extremely dangerous manoeuvre.
 - Increased traffic would worsen this hazard.
- The same hazards exist at the junction with Sandhurst Rd (50mph)

3. Harm to Countryside Character and Urbanising Impact

The proposal would introduce:

- Hardstanding
- A mobile home
- A touring caravan
- A day room
- Parking areas
- Lighting
- Domestic paraphernalia

This would have a clear urbanising effect on a rural, wooded, undeveloped site.

It conflicts with the character of Range Road and the surrounding countryside.

4. Environmental Harm and Loss of Habitat

- The felling of trees and proposed hardstanding would damage local biodiversity.
- The site forms part of a wooded corridor supporting wildlife; its loss would fragment habitat.
- Hard surfaces would alter natural drainage patterns and increase runoff, harming the local environment.

5. Lack of Utilities and Infrastructure

The site has:

- No mains sewage
- No mains utilities
- No sustainable drainage
- No safe pedestrian access

This raises concerns about:

- Wastewater disposal
- Pollution

- Long term environmental impact

6. Unsustainable Location

The site is not within easy walking distance of:

- Shops
- Schools
- Medical facilities
- Public transport

Residents would be entirely dependent on private vehicles, contrary to sustainable development principles in the NPPF.

7. Not in Keeping With Local Character

The proposal is out of character with:

- Existing properties on Range Road
- Adjacent rural properties
- The wooded, low density setting

It would introduce a form of development that is visually and functionally incompatible with the area.

8. Conflict With Local and Neighbourhood Plans

The site is not allocated for development in:

- The Wokingham Local Plan (2010)
- The Draft Local Plan (2024)
- The Finchampstead Neighbourhood Development Plan

The proposal therefore conflicts with the planned spatial strategy for the area.

9. Precedent for Further Harmful Development

Approving this application would set a precedent for:

- Additional traveller pitches
- Further tree removal
- More large vehicle movements on an already unsafe road

This would cumulatively and irreversibly damage the character and safety of Range Road.

A previous application on this same land was turned down previously, stating access on to Nine Mile Ride was dangerous. This point still stands but more strongly now, as the level of traffic has increased significantly with developments in Arborfield, Crowthorne area and

the end of Johnson Rd nearby. There are also further residential developments at 238 Nine Mile Ride, which have increased traffic on NMR.

10. Availability of More Suitable Sites

The borough has other, more appropriate locations for traveller accommodation that:

- Are not constrained by TPOs
- Have safe access
- Are sustainable
- Are identified in the Local Plan evidence base

These should be prioritised before considering unsuitable, constrained sites such as this one.

Conclusion

For the reasons above, environmental harm, unlawful tree felling, highway safety risks, unsustainable location, conflict with local planning policy, and the urbanising impact on the countryside, I strongly object to this application and request that it be refused in full.