

PLANNING REF : 251359
PROPERTY ADDRESS : 146a Nine Mile Ride
: Wokingham, Berkshire
: RG40 4JA
SUBMITTED BY : Dr Jason Osman
DATE SUBMITTED : 24/06/2025

COMMENTS:

I would like to object to planning application 251359 on the following material grounds:

1. The proposed application impacts the local area and does not comply with either the WBC development plan from 2010, the draft local plan or the Finchampstead Neighbourhood development plan. Specifically:

- a. The road consists of a line of two story houses with mature gardens. The proposed development would not be in keeping with the local layout and therefore, impact and change the character of the area.
- b. The design, appearance and materials would be inconsistent with all the surrounding properties as would the property type - i.e. a static caravan.
- c. The WBC local development plan clearly identifies locations and has policies in place for static caravan style housing. The applicant should be required to use these locations and follow these guidelines.

2. Nature conservation and tree preservation:

a. Unfortunately the site has been extensively cleared and the plot has been extensively harmed as a result of this clearing.

b. There is an astonishing statement made in the application suggesting there have been no more than 3 trees on the land since 2016. This is clearly incorrect (the plot was covered in mature trees) and this can be confirmed by many local residence who were disturbed on 02MAR25 when the most extensive tree felling activity took place. This included cutting down, topping, lopping, stump removal, wilful damage and wilful destruction. Tree Preservation Orders (TPO) are used by the local planning authority to identify and protect specific trees, groups of trees or woodlands. Therefore, by default this means the trees have already been classified as having a high 'amenity' or 'nature conservation value'. On this occasion there was also felling of trees outside the boundary (I assume to improve access to the plot). Interestingly the Google Street View included in the application has a picture of the tree that was outside the property that has now gone. Also the three remaining trees also shown in the Google Street View attachment have been heavily cut back from those pictured without appropriate permissions. These elements can be viewed by simply visiting the plot. There is also additional photographic evidence to support the clearing of the site including pictures taken by myself, several other residences and those available on google maps which can be provided if required. TPO orders should be respected by all and therefore, there should be no further damage to the site and the trees should be restored (where they were) to avoid further harm to the plot and the area.

In summary, I don't actually mind housing development when well considered and I believe all should be required to comply with the same local development plans, local planning standards and other relevant rules to maintain locals areas as best as possible. As this application does not align with these plans and standards and was preceded by the clearing of the site and the trees inside and outside the plot without appropriate permissions I have to object.

The

approach of tree removal on small parcels of land like this to convert land with protected trees into land where a house (or static caravan) can be placed should be heavily discouraged.