

PLANNING REF : 260439
PROPERTY ADDRESS : 290b Nine Mile Ride
: Finchampstead, 290B Nine Mile Finchampstead, Wokingham
: RG403NT
SUBMITTED BY : Mr Raymond Dorey
DATE SUBMITTED : 30/03/2026

COMMENTS:

I object to this application on the following grounds:

The site is located in open countryside within a designated green gap and outside defined settlement limits. Development here would result in urban creep and significantly harm the rural character of the area.

It is also concerning that trees have already been removed from the site, indicating a loss of environmental value and further detracting from the character of the landscape.

The proposal would increase traffic on a narrow, single-width road with no safe provision for pedestrians or cyclists. The access onto Nine Mile Ride (B3430) is unsuitable and raises serious highway safety concerns.

The site lies outside the Wokingham Borough settlement boundary (2010) and is not allocated for development in either the adopted plan or the emerging Finchampstead Neighbourhood Development Plan (2024). The proposal therefore conflicts with the plan-led approach to development.

There are more suitable and sustainable sites available within the area.

For these reasons, the application should be refused.