

PLANNING REF : 260577
PROPERTY ADDRESS : Nine Mile Ride
: Wokingham, Berkshire
: RG40 3NL
SUBMITTED BY : Mrs S P
DATE SUBMITTED : 24/04/2026

COMMENTS:

I wish to formally object to application 260577

Firstly, the junction with Nine Mile Ride is already inadequate. Visibility is limited and the road itself is narrow and substandard. Any increase in traffic arising from this proposal would inevitably exacerbate these existing safety concerns, to the detriment of both motorists and pedestrians.

Secondly, development of this site would result in the erosion of the established green gap, which plays an important role in maintaining the character of the area. This is contrary to the policies set out in the Finchampstead Neighbourhood Development Plan, which seek to preserve such spaces.

I am also concerned about the conduct of the applicants. There is evidence to suggest that works have already commenced on site without proper authorisation. This activity appears to have caused harm to local wildlife, including damage to vegetation, increased light pollution and noise disturbance.

Furthermore, the site is poorly accessible. There are no footpaths, and the location is not well served by sustainable transport options. As a result, the proposal would likely lead to increased reliance on private vehicles, which will further deteriorate the already substandard & narrow Range Road, causing danger to pedestrians and cyclists.

Finally, both the 2010 and 2024 planning frameworks emphasise that new development should enhance local character and provide clear value to the community. This proposal fails to meet those expectations. There are no comparable developments in the immediate area, and the scheme is therefore out of keeping with its surroundings and detrimental to the established character of the neighbourhood. The fact that this is a retrospective application, alongside multiple related submissions, further raises concerns about the appropriateness of the development.

For these reasons, I strongly object to the application and urge its refusal.