

PLANNING REF : 260577
PROPERTY ADDRESS : 306 Nine Mile Ride
: Wokingham
: RG40 3NN
SUBMITTED BY : Mr Sean Cutler
DATE SUBMITTED : 25/04/2026

COMMENTS:

Objection to Planning Application 260577 - Caravan Site, Land South of Valois Finchampstead RG40 3NR

I object to the application for planning approval due the following reasons:

1. The addition of a further two pitches with associated cars (alongside simultaneous planning application 260439 opposite this site) will add additional volume of traffic on an unsuitable and unpaved road. This will create further risk to pedestrians that use this road due to its narrow width and lack of footpaths. Note the current occupation (without permission) of the site has already added 2 cars and one van using the lane and this will increase with the further pitch requested.
2. The access on to B3430 Nine Mile Road has restricted site lines and additional traffic accessing and exiting will create safety risks and will also impact the traffic flow on Nine Mile Ride. A previous application for the site opposite on Range Road was rejected due to these reasons.
3. The width of the road is unsuitable for static mobile home or caravan access. Any access will damage the road and adjacent vegetation. An aborted attempt to deliver a mobile home to this site has already blocked Nine Mile Ride during the process.
4. The proposed site will have unacceptable impacts on the woodland character and appearance of the surrounding landscape (alongside simultaneous planning application 260577 opposite this site.) These are out of character with the surrounding area and will not add value to the character of the street scape as required by the 2024 Local Plan
5. The site is outside of the settlement boundary and is not listed for development in the 2010 Wokingham Local Plan, the draft 2024 plan and the Finchampstead Neighbourhood Development Plan.
6. Approval of this application could lead to further similar applications by setting a precedent which would clearly change the character of the road and the surrounding area.
7. There are no adjacent utilities (Power / water) provisions in this area and the current occupiers have already made an illegal connection to the electrical mains. (now disconnected.
8. There is no foul drainage connection to the sewer for this site and no explanation of how this would be dealt with. Any provision of sewage tanks that would require emptying would require tanker use of the road which is unsuitable for this.
9. There is no provision for recyclable waste collection.
10. The landscape report states "The access is through about a 10m gap between trees covered by tree preservation orders. To ensure that here is no damage to the roots of the trees plastic meshing is to be laid for about 10 m to ensure that vehicular movements have a minimal effect on tree roots. A plan of the mesh to be used is

attached. " This access way has already been formed and is being trafficked over at present. If this is still to be installed. Damage to tree roots etc is already occurring.

11. No Ecological Appraisal has been included in the application. The site had already been cleared before site investigations could be undertaken therefore extensive damage had already occurred.

12. The area is used by extensive wildlife including deer and foxes. Slowworm have also personally witnessed in this area and this development will impact their available environment and biodiversity of the area. The current "occupiers" have already been disturbing with the use of high powered flood lights on through the night. (before disconnection of power).

17. The proposed development is further erosion of the green gap as defined in the Finchampstead Neighbourhood Plan

18. The Community Infrastructure Levy (CIL) - Form 1: CIL

Additional Information references Woking, not Wokingham?

19. Appendix 2 - Screening Assessment Form (Version 10.3) - Whilst the site may or not previously been contaminated it can clearly be seen that the quality of fill material (demolition waste) used to form the access (without permission) on to the site is of poor quality and mixed with all sorts of materials / rubbish that could be hazardous to the wildlife and environment.

20. Appendix 2 - Screening Assessment Form (Version 10.3) - This document has different grid references to the planning application?

21. There is no detailed specification of the materials proposed to finish the hardstanding and therefore their impact on the environment and surrounding area.

22. Due to the foregoing, there will be other sites in the borough that are more suitable for this type of development and request that this application is refused.