

PLANNING REF : 260439
PROPERTY ADDRESS : 293b Nine Mile Ride
: Wokingham, Berks
: RG403NS
SUBMITTED BY : Mr Paul Mander
DATE SUBMITTED : 26/03/2026

COMMENTS:

Policy and Settlement Boundaries

The application site is designated as countryside and sits entirely outside the settlement boundary defined in the 2010 Wokingham Local Plan, the 2024 Draft Local Plan, and the Finchampstead Neighbourhood Development Plan (FNDP). The site is not allocated for development in any current or emerging policy. Range Road acts as a critical "Green Gap" between Nine Mile Ride and Sandhurst Road; development here would erode this buffer, leading to urban creep and the loss of rural character that these policies are designed to protect.

Infrastructure and Road Safety

Range Road is a narrow, single-track rural lane that is physically unsuitable for the movement of large vehicles or caravans. The physical constraints are already evident: the applicant has attempted to "scrape" and widen the verges, yet even after these modifications, they were unable to navigate a large caravan into the lane. Forcing this type of use onto a road with no passing places creates a significant risk to road safety. Furthermore, the site lacks all essential utilities, including mains drainage and sewerage.

Sustainability and Accessibility

The site is fundamentally unsustainable for the following reasons:

- Accessibility: The site is accessed via an unpaved minor road with no footpaths or street lighting. There are no opportunities for safe cycling or walking.
- Transport Dependency: There are no local services including shops, medical facilities, or schools within a reasonable walking distance. The area is not served by public transport, meaning occupants would be entirely dependent on private vehicle use for all daily requirements.
- Drainage: The introduction of hardstanding to a currently wooded area will fundamentally alter the natural drainage properties of the land, increasing runoff and potentially impacting the local water table.

Environmental Impact and Character

The 2010 and 2024 local plans require all development to add value to the character of the streetscape. This proposal does the opposite. The recent felling of trees on the site has already degraded the local environment. The introduction of caravans, hardstanding, and associated light pollution would be completely out of character with the neighbourhood. This loss of woodland and countryside would have a notably detrimental effect on local wildlife and the rural

aesthetic of the lane.

Precedent and Alternative Sites

Approval of this application would set a damaging precedent, potentially leading to further applications of this nature along the lane, permanently dismantling its rural character. Wokingham Borough has other sites far better suited to this type of development locations that possess the necessary infrastructure and sustainable transport links. These allocated sites should be prioritised over the encroachment into protected countryside.

The proposal fails to meet the requirements for sustainable development and contradicts multiple layers of established local planning policy. It should be refused.