

PLANNING REF : 260720
PROPERTY ADDRESS : Post House
: Nine Mile Ride, Nine Mile Ride, Wokingham
: RG40 3DY
SUBMITTED BY : Mr Liam Kennedy
DATE SUBMITTED : 29/05/2026

COMMENTS:

Dear Planning Officer,

I am writing to formally object to the proposed development of 136 dwellings at the Pinewood site on Nine Mile Ride.

While I understand the need for additional housing within the borough, I strongly believe this development would have a significant negative impact on the local area, infrastructure, environment, and existing community.

My concerns are as follows:

1. Traffic and Highway Safety- Nine Mile Ride already experiences heavy congestion, particularly during peak commuting hours and school times. The addition of 136 dwellings would substantially increase vehicle movements on roads that are already under pressure. This would likely worsen congestion, increase journey times, and raise safety concerns for pedestrians, cyclists, and residents accessing nearby roads and junctions.
2. Pressure on Local Infrastructure and Services-Local GP surgeries, schools, dental services, and public amenities are already operating at or near capacity. There is insufficient evidence that the surrounding infrastructure can adequately support a development of this scale without negatively affecting existing residents' access to services.
3. Impact on Green Space and Character of the Area- The Pinewood and Nine Mile Ride area is valued for its semi-rural character, open surroundings, and access to green space. A development of this size risks eroding the local identity of the area and contributing to urban sprawl. Once these natural and open spaces are lost, they cannot easily be replaced.
4. Environmental and Wildlife Concerns- The site and surrounding areas support local wildlife and mature vegetation. Increased construction, traffic, lighting, and human activity could negatively affect habitats, biodiversity, and environmental quality. Greater consideration should be given to the long-term environmental consequences of the proposal.
5. Construction Disruption- A project of this scale would inevitably result in prolonged disruption for nearby residents through noise, dust, heavy construction traffic, and general disturbance over an extended period.
6. Suitability of the Site- I do not believe this location is suitable for a high-density residential development of this scale. The

surrounding road network and infrastructure were not designed to accommodate such a significant increase in population and traffic.

I respectfully ask the Council to reject this application or require substantial reconsideration and reduction of the proposal in order to better protect the local environment, infrastructure, and quality of life for existing residents.

Liam Kennedy