

PLANNING REF : 260439
PROPERTY ADDRESS : 306 Nine Mile Ride
: Wokingham
: RG40 3NN
SUBMITTED BY : Mr Sean Cutler
DATE SUBMITTED : 10/04/2026

COMMENTS:

Objection to Planning Application 260439 - Land to rear of 297 to 303 Nine Mile Ride

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

1. The addition of a further two cars (alongside simultaneous planning application 260577 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.
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 this site 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.
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.
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. Whilst a Preliminary Ecological Appraisal has been included the site had already been cleared before the site investigations were undertaken therefore extensive damage had already occurred.
10. The Arboricultural Impact Assessment included with the application states "The proposed scheme does not require the removal of any trees; therefore, the landscape character of the site will be unaffected by the proposal." This statement could be seen as disingenuous as many trees have already been felled when the site was cleared several

months before the site visit and report. The felled trees can still be seen stacked up around the site.

11. 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.

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

13. Due to the foregoing, there will be other sites in the borough that are more suitable for this type of development.