

PLANNING REF : 260439
PROPERTY ADDRESS : Nine Mile Ride
:
: RG40 3NL
SUBMITTED BY : Mrs S Phelps
DATE SUBMITTED : 14/04/2026

COMMENTS:

Planning reference number 260439
Land to rear of 297 to 303 Nine Mile Ride, Finchampstead, Wokingham
RG40 3NR

I wish to formally object to the above planning application on the following grounds:

Highway Safety Concerns

The proposed development would lead to increased use of the already inadequate junction between Range Road and Nine Mile Ride, to the detriment of both highway safety and traffic flow. This junction currently presents significant safety concerns, particularly in relation to visibility, and any additional vehicle movements would exacerbate these existing issues, increasing the risk to all road users.

Visibility when entering and exiting Range Road is severely restricted. It is particularly difficult to observe approaching traffic from the right on Nine Mile Ride, and drivers on Nine Mile Ride have limited ability to see vehicles emerging from Range Road until they have already turned. This frequently results in vehicles needing to reverse towards or onto the main road, creating hazardous conditions for both users of Range Road and through traffic. An increase in traffic associated with the proposed development would significantly heighten the likelihood of collisions and pose a greater risk to pedestrians.

Range Road is a narrow single-track road of substandard width and construction, the surface of the lane is not suitable for heavy, large vehicles such as caravans or service vehicles or increased traffic and would likely deteriorate further with additional vehicle use. Range Road is regularly used by walkers and cyclists, there are currently no safe refuge areas for these vulnerable users to step aside from passing vehicles. The removal of verges along the lane, apparently without permission or prior notification, has further reduced safety. Any increase in traffic would therefore materially increase the danger.

Previously, a planning application for the land was refused partly due to concerns about access onto Nine Mile Ride. This concern still applies and is now even more significant, as traffic levels in the area have increased substantially.

Character and appearance of the landscape.

The proposed development would cause severe and unacceptable harm to the intrinsic character and visual quality of the rural landscape. It represents urbanisation of a fundamentally rural area, introducing built form, hardstanding, artificial lighting, and increased noise. These elements would significantly erode the area's peaceful and undeveloped nature, displace wildlife, and undermine the rural character that defines this part of the Wokingham Borough.

Impact on Local Wildlife

The proposed development would result in disturbance, habitat loss, and fragmentation affecting local wildlife known to inhabit the area, including roe deer, badgers, bats (a protected species), tawny owls, and a wide variety of nesting birds. Loss and disruption of habitat would have a harmful impact on these species and the wider local ecosystem.

The site is located within woodland that currently contributes significantly to local biodiversity, landscape character, and natural habitat. Development of the site would lead to the further loss of trees, increased habitat fragmentation, and the urbanisation of what is currently a rural and natural area. The loss of woodland and countryside, together with the introduction of hardstanding and built form, would have a detrimental impact on the rural character of the area and would further negatively affect local wildlife and the surrounding natural environment.

Biodiversity Net Gain (BNG)

There is no indication within the application documents explaining how the applicant intends to achieve the required Biodiversity Net Gain (BNG) within their blue line land ownership. Without clear ecological assessment, baseline biodiversity calculations, and a defined plan to deliver measurable biodiversity improvements, the application does not demonstrate compliance with mandatory Biodiversity Net Gain requirements.

Existing Enforcement Order

An enforcement order relating to the site is still in place which states that no caravans are permitted on the land. Any application relating to use involving caravans or residential occupation should therefore be refused as it conflicts with the existing enforcement order.

Tree Preservation Orders (TPOs)

There are a number of trees on and around the site that are protected by Tree Preservation Orders. These trees are an important part of the local environment and screening; historically, many of these trees have been removed with disregard.

I strongly object to this planning application and ask that in particular, the highways and safety concerns be fully considered.