

PLANNING REF : 260439  
PROPERTY ADDRESS : Nine Mile Ride  
:  
: RG40 3NL  
SUBMITTED BY : Mr P 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:

Significantly damaging the character and appearance of the landscape, urbanising a rural area with the addition of proposed dwellings and hardstanding and the lighting and noise further displacing wildlife and affecting the rural character.

Substandard Road and junction

The proposed development would result in increased use of the substandard junction of Range Road (a byway) with the B3430 Nine Mile Ride, to the detriment of highway safety and the free flow of traffic. The development would generate additional traffic along the Range Road byway, which is substandard in terms of its width and construction, and any increase in vehicle movements would give rise to an elevated risk of accidents and would be harmful to the safety of all road users.

The proposed development is situated in a location that is not uately served by public transport and would therefore be wholly dependent on private vehicle use. This reliance is likely to result in a notable increase in traffic volumes, as well as equine movements, particularly at the junction with Nine Mile Ride. This junction is already hazardous, with severely restricted visibility, especially for vehicles approaching from the right along Nine Mile Ride, creating a significant risk to highway safety. Consequently, the development would have an adverse impact on highway safety, traffic flow, and the overall sustainability of the area. Although the speed limit of Nine Mile Ride is 30mph traffic regularly exceeds this and I have witnessed an accident whereby the lamppost opposite and neighbours brick pillar was demolished as a speeding car on NMR swerved last minute to avoid a vehicle trying to exit Range Road. Luckily there were no pedestrians present as there could have been fatalities.

No official resident notification

We have not been notified b y the Council of this application of the intended change of land use, the original application approval was 2nd March. Residents and neighbours only discovered per chance because of unauthorised land clearing, attempts to widen the lane and significant removal of trees and vegetation.

Attempts to manoeuvre large mobile homes recently along Range Road caused significant danger to road users on Nine Mile Ride causing vehicles to fully mount the footpath while attempting to navigate around the mobile home, which obstructed 1.5 lanes for several hours. This caused danger to both road users and pedestrians.

The area for the proposed site was cleared in an underhand manner 20 years ago on a bank holiday weekend, destroying established woodland. An application was made for stables. But the danger of the junction with Nine Mile Ride and TPOs were a key point and traffic is now much greater due to local building such as that at Arborfield. Since the 2006 application the woodland has been managed in order to prevent trees regrowing and becoming established, obviously in preparation for this current application.

While I acknowledge the need for additional Gypsy and Traveller sites within the borough, I consider this particular location to be unsuitable due to its rural setting and heavily wooded character. There is also concern that approvals of this nature can establish a precedent, potentially leading to incremental expansion over time. Such developments may be difficult to manage and could result in a greater number of pitches than originally proposed.

For the reasons set out above, the proposed development constitutes an unsuitable form of development in this location and has the potential to result in significant adverse impacts on highway safety, landscape character, and local amenity.

Accordingly, I respectfully request that the Local Planning Authority refuse planning permission for this proposal.