

PLANNING REF : 260577  
PROPERTY ADDRESS : 261B Nine Mile Ride  
: Finchampstead  
: RG40 3NS  
SUBMITTED BY : Mr Neil Fenwick  
DATE SUBMITTED : 15/04/2026

COMMENTS:

I strongly object to this application.

The site is designated as countryside and lies outside settlement boundaries, with no allocation for development in the Wokingham Plan 2010 or the Finchampstead Neighbourhood Development Plan. The proposal is therefore contrary to adopted local policy.

The site is physically unsuitable, lacking essential infrastructure such as drainage, sewerage, utilities, and hardstanding. Vehicular access via Range Road and Nine Mile Ride is narrow, substandard, and dangerous. Previous applications have rightly been refused on highway safety grounds, and the junction cannot be improved due to surrounding properties. Increased traffic would pose unacceptable risks to road users and pedestrians.

The development has already caused harm to protected woodland, biodiversity, and the green gap between historic forest rides, contrary to environmental and climate objectives. As a retrospective application, approval would reward unauthorised works and set a harmful precedent for further inappropriate development in this rural area.