

10 FEB 2026

Wokingham Borough Council
Planning application **253110**
Brunningshams Farm

As a neighbour my property abuts the application site and I strongly OBJECT to this application. I therefore request that the application goes before the Planning Committee.

There is no visible planning application notice on the application site. This I believe is a legal requirement and therefore the application should be inadmissible.



Heath Ride:

Heath Ride is a restricted byway that is owned and maintained by the residents. There are no pavements and no street lighting. In many places it is just 3 m wide. There is no main sewage and no main drainage.

The ride is used by walkers, cyclists, school children, families, elderly people, joggers, dog walkers and horse riders. Many on their way to Simons Wood and Heath Lake. The increase in traffic would be an increased danger to all that use it.

There is no public transport and the nearest shops are a 25-minute walk away.



Brunningshams Farm:

Brunningshams Farm is set on agricultural land with a barn that has permission for agricultural use only. A small area outside the barn has permission as a car workshop.

In 2007 Brunningshams Farm applied for light industrial use. Despite the application being for a very small area of the overall property, the application was refused after appeal on the basis that it was a misuse of agricultural land and the increased traffic would cause danger on Heath Ride.

Wildlife:

The application site is next to ancient woodland and bluebell woods. There's an abundance of wildlife. This includes deer, foxes, [REDACTED] muntjac, mice, shrews, bats and hedgehogs. There are grass snakes, adders, frogs, toads and lizards with approximately 35 species of birds including nesting buzzards. Their habitat will be greatly impacted by the proposed development.

Heath Ride Properties:

There are 21 houses on the south side of Heath Ride from Hollybush Ride to Wick Hill Lane. These are all in a semi-rural setting. In 40 years only two additional properties have been built. The addition of seven new houses would be circa 35% increase in one go.

The approval of this application will create a negative precedent for the whole area.

Traffic and Ride Damage:

The additional traffic, both construction and household will have a significant impact on the structure and surface of the road. The application says the new households will contribute to the expense of the maintenance. However, there is no legal obligation for them to do so. This also applies to the developer who has no legal obligation to put the Ride back to the original condition.

Flooding and Sewage:

The application site is prone to flooding on an increasingly regular basis. Additionally, the ditches on the east side discharge water onto the adjoining neighbours' properties. The ditch along the front of the property constantly overflows into the road, creating a stream with nowhere to drain away.

An initial proposal to install a pond to alleviate the issue of flooding has been removed from the latest application.

The addition of any new houses will aggravate the flooding issue, the addition of seven new houses would compound the issue exponentially. Furthermore, new houses will also cause sewage problems. How is the additional rainwater, housing water and sewage going to be dealt with?



Reports:

Arbtech in their report state phase 2 of the survey should be carried out between May and September 2025.

Has this been done and is the phase 2 report available? Why has part of phase one report been redacted? What is being hidden?

What are the developers' intentions for the land outlined in blue on the map?

Proposed Houses:

The style of the prefabricated houses is totally out of character with the Ride. Every house in Heath Ride is individual and brick built.

The height of the proposed houses is far higher than any neighbouring houses.

The plans for oversized houses on cramped plots will create windows clearly overlooking existing gardens & homes.

Why does the road that runs between the proposed houses extend beyond the building line?

Recent Local Planning Applications:

In the past few years planning applications for an additional two houses in Heath Ride have been refused after appeal.

If the developer was to apply for far fewer properties, I would be more likely to support an application.

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