

PLANNING REF : 253110  
PROPERTY ADDRESS : Forresters  
: Heath Ride, Finchampstead, Wokingham, Berkshire  
: RG40 3QJ  
SUBMITTED BY : Mr Michael Triddon  
DATE SUBMITTED : 10/02/2026

COMMENTS:

I wish to object to Planning Application 253110 for seven new houses at Brunninghams Farm. The proposal would cause significant harm, conflicts with planning policy, and should be refused for the reasons below.

1. Longstanding Planning Position on Heath Ride

For over 20 years, this stretch of Heath Ride has been judged unsuitable for new residential development. It lies outside the development area, lacks pavements and lighting, has poor sightlines, and is an unadopted lane far from amenities. While replacement dwellings were usually approved, new build houses were consistently refused.

2. Harmful Backland Development

The proposal places four rows of housing behind Heath Ride an unprecedented and intrusive form consistently rejected in this area. It conflicts with the Finchampstead Neighbourhood Plan (FNP), which does not support estate style development in countryside locations. The depth, density, and layout would damage landscape character and neighbour amenity.

3. Precedent

Approval would set a damaging precedent for further speculative development along an unsuitable rural lane. It would undermine the Borough's spatial strategy and the FNP by introducing a new, unjustified development pattern.

4. Drainage and Flood Risk

There is no mains drainage, and the applicant proposes discharging treated effluent and surface water into an already stressed ditch contributing to flooding on Heath Ride.

Flooding, potholing and freeze-thaw damage are regular issues on this unadopted road; the scheme would worsen these conditions.

5. Traffic, Transport and Access

Heath Ride has no pavements, no lighting, poor visibility, and is used by pedestrians, riders and children. Increased traffic would reduce safety and worsens an already unsuitable route. Public transport is not good. Future residents would be dependent on private cars.

6. Height, Massing and Character

The proposed 9.145 m high, two storey houses sit on rising ground and would be overbearing, exceeding heights previously judged acceptable. Uniform, urban style designs in two formal rows does not fit in with the character of Heath Ride.