

PLANNING REF : 253110
PROPERTY ADDRESS : Honeydene
: Heath Ride, Finchampstead
: RG40 3QN
SUBMITTED BY : Christine and Graeme Wilson
DATE SUBMITTED : 10/02/2026

COMMENTS:

We wish to register a strong objection to this proposed application for the following reasons .

1. Design and Character

The properties on Heath Ride comprise mostly individually designed properties which are brick or tile hung, bungalows, chalet bungalows or houses with a restricted height ridge line. The majority of properties being only one house deep from the road with some exceptions where there are two.

The design of these seven houses on the planning application is totally out of keeping with the character of Heath Ride. They are all of a similar design and they stretch back from the road like a mini estate.

2. Highways and Traffic

Based on the current plan, the proposed development may produce at least 14 but more likely up to 28+ extra vehicles using Heath Ride. This does not include delivery vehicles which are becoming much more frequent.

The entrance to the site is on the narrowest part of Heath Ride with poor sight lines up and down the road. Vehicles exiting the site will have to protrude significantly onto and across Heath Ride to enable a reasonable view up and down the road.

Heath Ride is a restricted Byway. It is unadopted. It has no pavement and is unlit. It is generally very narrow, essentially single lane, so that vehicles approaching in opposite directions have often to pull in to driveway entrances in order to pass each other. In the winter it is prone to flooding, leaf litter and tree debris, mud and potholes. It is used not only by residents to access their properties but also by walkers, dog walkers, families with children, horse riders and cyclists, usually but not exclusively to access the National Trust area at Simon's Wood at the top of Heath Ride.

The increased traffic provided by this proposed development would seriously affect the safety of people using the road.

To exit Heath Ride to the South, most vehicles use Kiln Ride Extension to access Nine Mile Ride. This is currently a very busy crossroads and is made more unsafe by the very restricted sight lines from Kiln Ride extension onto Nine Mile Ride.

At the North end of Heath Ride most vehicles turn onto Hollybush Ride, another very narrow restricted Byway. This is also a dangerous corner because of the acute angle, the narrowness of the road and

again the very poor sight lines.

The cost of maintaining these Byways is borne solely by the residents and there is currently no specified requirement for damage or wear and tear to be covered by the developer's construction traffic or indeed by any future residents of the development.

3. Surface Water, Flooding and Drainage issues

Heath Ride floods at the moment during periods of heavy or prolonged rainfall.

Most water runs into the ditch alongside the road but there is always a substantial amount which runs down the road and not into the ditch. This water tends to run off into the properties on the North East side of the road. The general lie of the land is elevated towards the South West and runs down towards the North East. This is the orientation of the proposed development site and this brings the water down towards the ditch and the road. Indeed the front of the site is currently often flooded with a large pool of water. The addition of 7 extra houses on this site will only exacerbate the problem with the additional runoff water from hardstanding, roofs and the waste water produced by these houses.

The existing sewage and utilities infrastructure was not designed to support a development of this size. This proposal represents over development and harm to the established character of Heath Ride

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