

PLANNING REF : 253110  
PROPERTY ADDRESS : Wytch-Waye Lodge  
: Heath Ride, Wokingham, Berks  
: RG403QJ  
SUBMITTED BY : Mr C Dix  
DATE SUBMITTED : 10/02/2026

COMMENTS:

I object to the proposal on the basis that it is out of character with the surrounding area. The houses proposed form a mini estate and the external features of the houses are not in keeping with the houses in the surrounding area.

There is a major issue re flooding. It frequently overflows The water that comes through the proposed area for development and runs down Heath Ride into the driveways of the house at the bottom of the hill. This water is contaminated by the overflow of septic tanks from proper ties on Finchampstead Ridges ( National Trust when advising people not to swim, or allow their dogs to swim, in Heath Pool).

The proposed houses will only go to increase the contamination and flow of surplus water adding to the problems that already exist.

In addition to the main objection there are further factors that have an impact on the proposal.

1. Heath Ride is a Restricted Byeway and is maintained by the residents. Traffic is already excessive. There are few passing areas and no refuge for pedestrians.

2. Heath Ride is a favourite track, used by families, children, horses and walkers, to access the National Trust land. There are no pavements and shelter from vehicles can be difficult. The grass verges are being eroded by vehicles constantly riding across them when trying to pass.

3. There are two dangerous junctions on Nine Mile Ride for vehicles exiting and entering Heath Ride (Kiln Ride Extension). There are frequent accidents and many close encounters. The traffic on Nine Mile Ride has increased considerably in the past 5 years due to the Arborfield developments. The proposed development in Heath Ride will increase the traffic at these junctions considerably not just the additional residents but delivery vehicles and tradesmen.

Conclusion: Before any further development is considered in Heath Ride it is necessary to improve the facilities (upgrade Heath Ride and the junctions with Nine Mile Ride) and the mains services (mains drainage current flooding). Also the houses proposed form a mini estate and the external features of the houses are not in keeping with the houses in the surrounding area.