

PLANNING REF : 253110  
PROPERTY ADDRESS : Brackenwood  
: Hollybush Ride, Wokingham, Berks  
: RG40 3QP  
SUBMITTED BY : Mr Tony Barrow  
DATE SUBMITTED : 04/02/2026

COMMENTS:

My primary concern is the significant increase in construction traffic and the impact this will have on Hollybush Ride, which is designated as a Restricted Byway. As you will be aware, motor vehicles are only permitted to use a Restricted Byway where it is the only means of access to their property. In this context, it would be inappropriate for construction traffic serving Brunningham's Farm to use Hollybush Ride when a shorter and more suitable alternative exists.

Access to Brunningham's Farm via Hollybush Ride is approximately 1.46 km from Nine Mile Ride, whereas access via Kiln Ride Extension is approximately 0.76 km from Nine Mile Ride. It is therefore both reasonable and proportionate to restrict construction access to Kiln Ride Extension and avoid unnecessary use of the Restricted Byway.

In recent years several new dwellings have been constructed along Hollybush Ride, and these works have already taken a noticeable toll on the road surface. In those cases, the respective developers have funded repairs. However, the proposed development of seven houses at Brunningham's Farm is likely to generate a far greater volume of heavy construction traffic, with the potential to cause immense damage to the surface and to further degrade the condition of this byway.

For the reasons set out above, I respectfully request that the Council:

- \* Refuses the application in its current form; or, in the alternative,
- \* Imposes a clear and enforceable condition prohibiting construction traffic from using Hollybush Ride and requiring all access to be via Kiln Ride Extension.