

PLANNING REF : 253110
PROPERTY ADDRESS : Sylvan
: Hollybush Ride, Finchampstead, Wokingham, Berks
: RG40 3QP
SUBMITTED BY : Mrs Anne Campbell
DATE SUBMITTED : 06/02/2026

COMMENTS:

The residents of Hollybush Ride, indicated below, are opposed to the planning application in respect of Brunninghams Farm in Heath Ride for the following reasons:

1. Heath Ride has no direct access to either Nine Mile Ride or Sandhurst Road. Instead its residents typically use Kiln Ride Extension (which is a Byway Open to All Traffic) or Hollybush Ride respectively to access their properties.

The sections of road at the junction of Heath Ride and Hollybush Ride are designated as Restricted Byways. The Countryside & Rights of Way Act 2000 states that it is an offence for members of the public to drive a vehicle on a Restricted Byway unless the Restricted Byway is the ONLY means of access to their property. This exception does not apply to Brunninghams Farm or the building construction vehicles that would be involved in the development.

2. The junction of Heath Ride and Hollybush Ride, where the two Restricted Byways come together, is single lane with a very sharp blind turning. The road is narrow, barely wide enough for a car, and it is bounded on both sides by trees and shrubbery belonging to residents and the National Trust. There is no pavement and no passing points. The road at the top of Heath Ride has an active drainage channel that goes under the road and carries the run off from nearby Heath Pool. There are three utility manhole covers. The junction is totally unsuitable for large construction vehicles attempting to turn there. They would present an additional hazard to the walkers, cyclists and horses who use the road and access Simon's Wood, as well as to residents' vehicles.

3. The road surface of Hollybush Ride is maintained by the residents at their own expense. We have previous experience of the damage that was done to the road and broadband cable by a large heavy construction vehicle accessing Heath Ride via Hollybush Ride. There are low overhead electricity and BT cables that would cause problems for high vehicles. The scale of the development proposed at Brunninghams Farm raises serious concerns that many construction vehicles would inevitably attempt to drive along Hollybush Ride and cause further damage to our infrastructure.

4. We request that the Construction Management Plan includes specific directions that construction vehicles do not access the site via Hollybush Ride.

Submitted on behalf of
Sylvan
Diligence
Woodside
Brackenwood
Wooben
Green Shadows
Brook House
Russet Glade

Conifers
Linwood House
Red Acer
Hollywood House
Cobbwebbs
Romany