

PLANNING REF : 253110
PROPERTY ADDRESS : Crofters Lodge
: Hollybush Ride
: RG40 3QP
SUBMITTED BY : Jonathan Lines
DATE SUBMITTED : 06/02/2026

COMMENTS:

My objection and comments are exactly the same as already provided by Anne Campbell from Hollybush Ride. For the record, I'll repeat them here, and then add my view for a Construction Management Plan should the Development obtain Planning Permission.

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 lowoverhead 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.

Construction Management Plan Request:-

In the event of Permission being granted a Construction Management Plan should include the requirement that all site traffic throughout the project should access AND leave the site via Heath Ride and Kiln

Ride