

PLANNING REF : 253110
PROPERTY ADDRESS : Red Acer
: Hollybush Ride Finchampstead, Wokingham, Berks
: RG40 3QR
SUBMITTED BY : Mr Brian Roberts
DATE SUBMITTED : 07/02/2026

COMMENTS:

Flooding and waste water.

I notice that the trial pits (to check ground water levels etc) were dug on 28th May 2025. This seems to be choosing a particularly optimistic time to conduct tests as June is nearly the driest time of the year. I suspect that tests carried out during the winter (the wet season) would produce very different results. Flooding during winter is already a serious problem, a situation that would only be exacerbated by the proposed building - generating more waste water as well as covering over much of the existing potential drainage potential.

Regarding waste water, there is no main drainage available along Heath Ride (nor any reasonable expectation of one in the foreseeable future), so all waste water would have to be 'processed' on site - via treatment plants. Even when these are working at peak efficiency, the resulting outflow is not comparable to natural rain water.

Development is out of keeping.

The area is not suitable for the development of a mini-estate. There are very few residential buildings behind the 'main' building line, and even then it is generally limited to one house. This development proposes an 'estate' that is four deep. All other proposals (all of them much more modest than this one) have been rejected in the past. This has been to maintain the rural nature of the area and because it has been recognised that the additional strain on the area would be unacceptable in terms of traffic, wear-and-tear on the road and the risk of flooding (and possible pollution). Also, if this proposal were granted planning permission, it would set a terrible precedent for future applications.

Seven houses probably equates to at least 14 more vehicles, of which most will make a journey every day. It is not unreasonable to assume that there would be some additional 100 journeys per week on Heath Ride and inevitably some of those would use Roman Ride. Roman Ride is, like Heath Ride, maintained by the residents at their own expense. However, unlike Heath Ride which is rarely used by Roman Ride residents, the reverse is not true. Roman Ride residents get no help for road maintenance, so these additional car journeys would impact Roman Ride residents unfairly.

These concerns are separate from the issue of construction lorries. There are bound to be a lot of these and every one can cause damage to the road surfaces - and have done in the past. Even when the construction companies (and delivery companies) are instructed to use Kiln Ride Ext for access, a number will inevitably use Roman Ride. Not only is this dangerous to Roman Ride residents and

walkers, it
destroys the road surface, erodes verges and generally costs Roman
Ride residents. In addition, there is a very sharp corner at the
junction of Heath/Roman Ride
that large lorries will find hard to negotiate without causing
additional damage.

For these reasons, I object to the application.