

PLANNING REF : 253110  
PROPERTY ADDRESS : Sunny Bank  
: Heath Ride, Wokingham, Berks  
: RG40 3QN  
SUBMITTED BY : Mr Colin Macey  
DATE SUBMITTED : 08/02/2026

COMMENTS:

1. Design and Character

From the proposed site, all visible properties in both directions are detached properties facing the roadway; most are in large plots. The proposal seeks permission for 7 properties set at right angles to the byway and, aesthetically, appears to be a disconnected "estate". Therefore it is completely out of character.

2. Highway and traffic

When complete, and given the distance from public transport, and amenities, it is surely reasonable to suggest the development will feed at least an extra 14 vehicles onto the byway.

Heath Ride is a restricted byway, the upkeep of which has been maintained on a voluntary basis for all of the 45 years of my experience. The extra vehicles could well destroy the shallow macadam surface.

From the site, toward the east, the byway is single track for many hundred yards and has no passing places except entrances to houses. The junction with Hollybush Ride is increasingly the site of conflict between multiple vehicles. To the west, there is room for two cars to pass in some places but much of the byway is single track. The sight lines for exit onto Nine Mile Ride are very poor.

3. Site issues

Based on my 45 years close experience, the proposal does not seem to address the issue of where the surface water and household grey water will go to once it reaches the boundary between the site and the byway.