

PLANNING REF : 253110
PROPERTY ADDRESS : Birchwood
: Heath Ride, Finchapstead, Berkshire
: RG40 3QJ
SUBMITTED BY : Mr Philip Ekins
DATE SUBMITTED : 30/01/2026

COMMENTS:

I would like to object to the proposed development of the site of Brunningham's Farm for 7 new homes, for the following reasons:

- It is, in my opinion, an over-development of the site, that would result in a "mini-estate" that would be uncharacteristic of the current countryside nature of the lane.
- Access to the proposed development would be at practically the narrowest point of the lane which is bordered closely to the north by residents' boundary fences and the power line poles, and to the south by an existing drainage ditch. This would most likely lead to soft verge erosion and present an unsafe pinch-point for other road users (pedestrians, cyclists and horse-riders).
- Approach from the east, turning into the proposed access road looks like it would be especially tight for heavy vehicles that visit regularly, such as dustcarts.
- The high percentage increase in dwellings and the likely corresponding increase in vehicular traffic would result in greater wear and tear on the road surface (not only for Heath Ride residents, but for those in Hollybush Ride as well). Upkeep of these lanes is not funded by the council.
- The site readily floods (and is currently very boggy, which brings into question the conclusions of the flooding risk assessment ent). The proposed four-fold increase of buildings' footprint over what is currently established would adversely affect the ground's ability to absorb and manage rainwater. It is more likely that the current drainage ditch that runs down the lane (that is already prone to overflowing) would be overcome more quickly, presenting a hazard to road-users that could have been avoided.
- The positions of the new dwellings further back on the block of land may adversely affect the flow or accumulation of surface water as it flows downhill to the north, putting the adjacent dwellings of Brock House and Farthings Lodge at increased risk of localised flooding.