

PLANNING REF : 253110  
PROPERTY ADDRESS : Corbiere  
: Kiln Ride Extension, Wokingham, Berkshire  
: RG40 3NU  
SUBMITTED BY : Mr And Mrs Rachael and Alister Grey  
DATE SUBMITTED : 11/02/2026

COMMENTS:

We write to object to planning application no. 253110 for the following reasons:

Building Scale

We believe that this is a developer led, speculative application which is driven to maximise profit to the detriment of the environment and local community. At the time of writing, there are 41 no. 4 and 5 bed houses on the market within a mile of the address, therefore the scale of this development and property sizing, being approximately 3,700 sf on average per dwelling, is wholly unnecessary.

We draw the planning officer's attention to planning application 240918 which was refused, and also dismissed on appeal (case reference 3350050). This concerned, among other things, the over-development and density of development of Broughton's Farm which is a 1 minute walk along Heath Ride from the site of this application.

Further Development Risk

There is clear potential for future planning applications that would seek to extend this proposed development beyond the current application. The proposed spine road for the development extends beyond the furthestmost dwelling, which suggests future planned development for this site. This concept has already been dismissed in a local planning application 232225.

Should the Council grant permission for this development (which we object to) then we please ask the Council to identify a restrictive covenant preventing further development on this land.

Road infrastructure

The visibility splay for the proposed access / access road onto Heath Ride is narrow. Traffic accessing / accessing onto Heath Ride, and in turn either Holly Bush (HB) or Kiln Ride Extension (KRE), will increase by approximately 30-40 domestic and commercial vehicles every day. These byways are very quiet and facilitate peaceful enjoyment by pedestrians, dog walkers, horse riders, cyclists and children. The road surfacing infrastructure is not sufficient to cater for this additional volume of vehicular traffic.

Construction traffic will inevitably use HB and KRE and we estimate that over 500 deliveries will be required per dwelling during their construction - that is a total of 3,500 vehicle movements via KRE or HB. As we have extensively identified on recent nearby planning applications (notably 250113, 233030, and 232225), access via KRE, both from construction traffic and household traffic would create a further significant hazard to an already dangerous junction with

Nine Mile Ride. The road surface on KRE is already showing signs of fragility.

Should the Council grant permission for this development (which we object to) then we please ask the Council to stipulate within its Section 278 Agreement that the developer carry out resurfacing works to the KRE wearing course.

#### Building Character / Materials

The angular nature of the roof profile is in stark contrast to all other buildings on Heath Ride and the surrounding neighbourhood. Other dwellings maintain a standard pitch roof.

#### Environmental Impact

The land on which the proposed application seeks to develop is integral the wider parcel of land known as Simon's Wood managed by the National Trust. This land hosts extensive wildlife and flora and provides habitat to a number of common and protected species. Inevitably a development of this scale would have significant detrimental impact on the flora and fauna that enjoy this location.

Additionally, this land forms a natural basin into which significant rainfall from the Ridges and Wick Hill Farm discharges. The land naturally percolates this water away and any excess is captured via drainage trenches running along the SE side of Heath Ride. A development of this scale will disrupt this natural water management ecology and risk causing flooding and damage to surrounding areas. The survey supporting this application references an aquifer and without further intrusive survey work the extent of below ground ecology and water courses remain unknown.

The proposed foul water drainage system, which relies wholly upon regular servicing and maintenance to render it operational, is entirely inappropriate for the location. We are not aware of any other system of this design locally, the failure of which poses significant ecological risk to flora and fauna, and health risk to the local community.

The significant ground works necessary for the 7 proposed erections also pose unnecessary threat to the root network of established, veteran and TPO'd trees, the proposed mitigations do not remove the risk of irreparable damage, and would be rendered unnecessary were the development proposals more modest and appropriate for the plot.

The proposed development would necessitate the removal of a large amount of the existing mature hedges and trees.