

PLANNING REF : 253110
PROPERTY ADDRESS : Wooben
: Hollybush Ride, Wokingham
: RG40 3QR
SUBMITTED BY : Mrs Kelly Bradley
DATE SUBMITTED : 12/02/2026

COMMENTS:

The design makes considerations water however give that the site is currently very flooded in parts (11/2/26) it will important for waterways to be involved and to consider the whole local ecosystem.

It will be critical that the sewerage is considered carefully and is fit for purpose. The properties are very close to may little streams and a lake which could be adversely impacted by any unclean water.

With Hollybush Ride being designated as a Restricted Byway at the top end where it meets Heath Ride and with the significant overhanging trees and the fact that it is maintained as a private road (at a cost and time expense to local residents) it is important that the proposal considers construction access routes and that Hollybush Ride is not used for access since it can't cope with the HGVs required to support construction of 7 houses.

I am also concerned about the additional traffic this site could add. 7 houses is likely 14 cars give the rural location of the properties, possibly more plus associated deliveries and visitors. This will be a big impact to the rides.

Finally, a small development of 7 houses is not in keeping with the nature of the other properties on the ride. There are clusters of 3-4 but no other mini developments of this size and it would change the nature of the ride. The properties are also designed to have more manicured plots than those which are currently present in this area.