

PLANNING REF : 253110
PROPERTY ADDRESS : Foxdale
: Heath Ride
: RG40 3QJ
SUBMITTED BY : Mr Folker Folker
DATE SUBMITTED : 09/02/2026

COMMENTS:

I wish to formally object to the proposed development of seven residential dwellings on Heath Ride for the reasons set out below.

1. Scale and Character - Out of Keeping with Heath Ride

The proposed development of seven houses is materially out of keeping with the established character, scale, and density of existing residential dwellings along Heath Ride. The Ride is characterised by low-density housing set within a semi-rural environment, and a development of this scale represents an over-intensification of use that is inconsistent with the prevailing pattern of development.

There have been multiple planning applications along Heath Ride, including my own, which have previously been refused on the grounds of being bulky, out of character, or harmful to the character of the area. This proposal, by definition, conflicts with those same principles and therefore lacks consistency with prior planning decisions.

2. Precedent for Further Development

Approval of this application would set a clear and undesirable precedent for further residential development along Heath Ride. There is additional land along the Ride capable of development, and granting permission for seven dwellings would significantly weaken the Council's ability to resist incremental and cumulative overdevelopment, fundamentally altering the nature of the area.

3. Unsuitability of Heath Ride as an Access Route

Heath Ride is a residential bridleway, not a standard adopted residential road. It is:

Single-track in nature
Narrow in width
Not designed to accommodate sustained or heavy vehicular traffic

The road is not maintained by the Council due to its legal status, is already in a state of notable disrepair, and is wholly unsuitable to accommodate:

Construction traffic over an extended build period
Increased residential traffic generated by seven dwellings
Service, delivery, and emergency vehicles at a materially higher frequency

The proposal fails to adequately address how the existing access infrastructure could safely or sustainably support this level of development.

4. Safety Impacts on Residents and the Wider Community

Heath Ride is actively used by residents and the wider community for:

Walking and dog walking
Horse riding
Cycling
Family recreation

We have two young children, and the prolonged construction phase and permanent increase in traffic would disproportionately increase risk to safety for our family and neighbouring households. The Ride's mixed recreational use is fundamentally incompatible with the volume and type of traffic that would result from this development.

5. Drainage Concerns

The application does not convincingly demonstrate that drainage issues have been adequately or robustly addressed. Heath Ride already experiences high levels of surface water and drainage problems, and there is insufficient evidence that the proposed solutions would:

Prevent exacerbation of existing issues
Function effectively over the long term
Avoid adverse impacts on neighbouring properties and the Ride itself

6. Infrastructure Capacity

The existing sewage, gas, electricity, and general utility infrastructure serving Heath Ride was not designed to support a development of this scale. There is a lack of clarity and confidence that the necessary upgrades can be delivered without:

Disruption to existing residents
Further degradation of the Ride
Increased long-term maintenance and reliability risks

7. Conclusion

Taken together, the proposal represents:

Overdevelopment
Harm to the established character of Heath Ride
An unsafe and unsuitable use of a residential bridleway

A precedent-setting decision with long-term consequences

For these reasons, I respectfully request that the planning application be refused.