

PLANNING REF : 253110
PROPERTY ADDRESS : Holly Cottage
: Heath Ride, Finchampstead
: RG403QJ
SUBMITTED BY : Mr Peter Neudegg
DATE SUBMITTED : 05/02/2026

COMMENTS:

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Site Address: Brunninghams Farm Heath Ride Finchampstead Wokingham
RG40 3QJ

Planning

This location is outside the development area and is not included in the latest local plan. It is unsuitable for the construction of 7 large properties for reasons of house type, access, drainage and sewage disposal. Several planning applications for new properties have already been refused in the immediate area (Ref Broughton Farm).

Access

The site is in Heath Ride, an unadopted restricted bye way that is single track in many places. The road surface is maintained by the residents at their cost. This development would result in an unacceptably large increase in traffic levels, to say nothing of the site access problems for large construction vehicles.

Surface Water

Surface water drainage is already a problem at the site, with all drainage ending up in a small stream at the front of the site. The run-off from the proposed significant increase in hard landscaping (roads, driveways, patios, house rooves) would all end up there. Currently the surface water can soak away into the rough grassland on the site. The stream would not cope with this level of drainage.

Sewage Disposal

The proposal is to treat sewage on site and discharge the resulting water into the same stream as the surface water. This stream is already used to discharge treated effluent by most of the houses in Heath Ride, mine included. The extra output from 7 4-5 bedroom houses would overwhelm the stream.

House Design

The proposed house designs are all large 2 storey buildings. Heath Ride is characterised by mostly bungalows and chalet style properties. The proposal would be completely out of character and would dominate the location.

Public Consultation

The application references the public consultation that was carried out and indicates residents' acceptance of the development. That is not the case, most of the questions were posed in such a way that residents' true feelings could not be made clear.

For these reasons I am against the proposal as it stands.

Peter Neudegg
Holly Cottage
Heath Ride