

PLANNING REF : 252444
PROPERTY ADDRESS : 114 Ellis Road
: 114 114 Ellis Road, Crowthorne, Berkshire
: RG45 6PH
SUBMITTED BY : Mr David Sleight
DATE SUBMITTED : 08/06/2026

COMMENTS:

This is a refreshed version of my earlier comments made in November 2025.

I wish to object to this planning application for 10 houses at the Heathlands Garden Centre. As the Planning and Design Statement makes clear, the site is not in the settlement area and therefore the majority of the reasons given in the Planning Inspector's report on the refusal of the recent Sulby Croft site in Heathlands Road are applicable to this application. Indeed, it is noteworthy that the Planning and Design Statement fails to mention the refusal of Sulby Croft in the list of recent planning applications in the area.

The access road to the site along that part of Hatch Ride is in fairly poor condition. As the application confirms it is a BOAT with the Borough Council therefore responsible for its surface condition. The road would be severely damaged by demolition and construction traffic with much damage to the verges along the lane. I did not see any plan for mitigation and making good in the application.

As the recent Sulby Croft appeal report confirmed, public transport is very poor relying on the infrequent No 125 bus. The Transport Statement tells us that the site is within easy cycling distance of Wokingham Station but the probability of such a journey being done with any regularity must be zero, not least with cycle security at stations being a problem.

Walking is undesirable on Heathlands Road which is bereft of pavements and unpleasant and unattractive on Nine Mile Ride due to the combination of heavy traffic, narrow pavements and overhanging and encroaching shrubbery.

Similarly to the refused Sulby Croft application, this is an unsustainable location which would rely on car usage for almost all journeys and add to traffic on already overcrowded roads.

This development would mean the loss of a valuable amenity for both Wokingham Without and Wokingham Borough if this riding school had to close. This would result in the loss of employment in the ward, the destruction of a successful business and the displacement of the horses in the establishment.

Consequently, I hope that this application is refused.