

PLANNING REF : 252444
PROPERTY ADDRESS : Heathlands Court
: Wokingham, Berkshire
: RG40 3AY
SUBMITTED BY : Ms Rachel Leese
DATE SUBMITTED : 08/06/2026

COMMENTS:

Planning Application 252444 is completely unacceptable for the following reasons:

- * The loss of the local Heathlands Riding Establishment, a valued community amenity.
- * The loss of business for the tenant and Heathlands Riding Establishment owner, Toni Russell.

- * The loss of home for both Toni Russell and the Maintenance Manager currently living on site.
- * The loss of stables for over twenty-five horses and two dogs. *
- The loss of five employee roles.
- * Negative impact on the Horse-Riding clients and suppliers.

- * Negative impact to the surrounding natural environment in an area classified as a Red Zone for Great Crested Newts.
- * Negative impact to the local countryside, wildlife and biodiversity, including deer, bats, and birds.
- * The site is outside the 'Settlement Area' defined in the WBC Housing Plan.
- * Road safety concerns due to Heathlands Road lacking pavements, with deep roadside ditches, and a mostly high-speed limit.
- * Hatch Ride is a uneven, single carriage-way riding track, and unsuitable for multiple vehicle access for a new housing estate.

- * Additional congestion on Heathlands Road, already known as a 'Rat Run' during rush hours on an unsuitable 'B' road.
- * Minimal public transport, making the area unsuitable for new families with limited accessible amenities.

- * Increased traffic noise and pollution, which would impact residents' health and well-being.