

PLANNING REF : 252444
PROPERTY ADDRESS : Heathlands Court
: Wokingham
: RG40 3AY
SUBMITTED BY : Mrs Sarah Hetherington
DATE SUBMITTED : 08/06/2026

COMMENTS:

I object the planning application under the following grounds:

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 and unsuitable for new housing estate.

Road safety concerns due to Heathlands Road lacking pavements, with deep roadside ditches, and a mostly high-speed limit.

Hatch Ride is an 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