

PLANNING REF : 252444  
PROPERTY ADDRESS : 6 Heathlands Court  
: Wokingham  
: RG40 3AY  
SUBMITTED BY : Mr David Wilford  
DATE SUBMITTED : 14/06/2026

COMMENTS:

I object to the proposed development for the following reasons. The site is outside the 'Settlement Area' defined in the WBC Housing Plan and is unsuitable for a new housing estate, especially as Hatch Ride is a single carriage-way riding track that leads onto Heathlands Road, an unsuitable 'B' road that is already known as a 'Rat Run' during rush hours. Furthermore, minimal public transport in the area means that it will be unsuitable for new families with limited

accessible amenities. Consequently, whilst ten house are being proposed, there will likely be fifteen plus vehicles on the development leading to further congestion issues with vehicles seeking to exit and enter the track.

It should also be remembered that well over a thousand houses are proposed less than a mile away under Applications 241933 and 242279. These enormous developments will no doubt have a significant impact on traffic volume on the local roads, including Heathlands Road, further adding to the danger of exiting and entering Hatch Ride. Hatch Ride itself is enjoyed by a number of local residents for walking, cycling and access into Gorrick Woods. Giving it over to primarily vehicular traffic would constitute a significant loss of a local amenity. Furthermore, the riding establishment is a going concern, and their activities are an inherent part of the nature of the area. Closing it down to progress this development would be a clear loss of amenity, and would irrevocably change the character of this part of Wokingham.

With regard to environmental issues, any development will have a negative impact to the local countryside, wildlife and biodiversity, including deer, bats, and birds, the surrounding natural environment being an area classified as a Red Zone for Great Crested Newts.

In summary, the site is unsuitable for the proposed development, lacks any consideration for traffic management and will damage the local environment. I therefore urge the Council to reject the Application.