

PLANNING REF : 252498
PROPERTY ADDRESS : 17 Falcon Way
: Wokingham, Berkshire
: RG413HD
SUBMITTED BY : Miss Chloe Cross
DATE SUBMITTED : 27/12/2025

COMMENTS:

Plan PP03 (Movement) shows the proposed Public Rights of Way (PROW) network. Having reviewed this plan, there are a number of concerns and unresolved questions regarding access, protection of existing routes, and provision for equestrian users, which are set out below.

1. Provision for Horse Riders on New Routes

The proposed new routes shown on the movement plan appear to be designated for walking and cycling only. It is unclear whether horse riders will be permitted to use any of these routes. Clarification is requested as to whether these routes will be permissive only, or whether they will be given definitive bridleway status to ensure lawful and long-term access for equestrians.

2. Protection of Existing Byways

Clarification is sought on whether existing byways will remain as off-road routes and not be surfaced or converted into tarmac roads that also carry motorised traffic. There is concern that without appropriate safeguards, these routes could lose their recreational and rural character. Consideration should be given to downgrading certain routes to Restricted Byway status, thereby excluding motorised

vehicles, in order to protect them. Hogwood Lane in Finchampstead, now surrounded by Arborfield Green, provides a relevant example.

3. Status of Historic Lanes

The three historic lanes Holloways Lane, Bear Lane and Langley Lane have previously been recommended by Wokingham Borough Council for bridleway status. However, they are not clearly identified as such on the submitted plans and instead appear to form part of the general walking and cycling network. Confirmation is requested that these lanes will be granted definitive bridleway status and that horse riders will be explicitly included.

4. Greenways and Long-Distance Routes

It is unclear whether the proposed Greenways will allow equestrian use. In particular, the Loddon long-distance path appears to be designated for walking only. Clarification is requested as to whether cycling and horse riding will be permitted where this route connects into the existing PROW network.

5. Crossings of Roads and Byways

Where new roads intersect with existing byways, or with any new routes intended to accommodate horse riders, it is important that safe and clearly designated crossing points are provided. Further detail is

requested on whether assisted or controlled crossings will be included, particularly where routes cross major or busier roads.

6. Protection and Continuity of PROWs During Construction

Details are requested on how existing Public Rights of Way will be kept open and safe during the construction phase. Where works are noisy or disruptive adjacent to bridleways, will suitable diversions be provided to allow continued use and to protect existing equestrian businesses? Consideration should also be given to delivering new PROWs at an early stage, so that riders can avoid busy or hazardous

construction areas.