

PLANNING REF : 252444
PROPERTY ADDRESS : 114 114 Ellis Road
: Crowthorne, Berkshire
: RG45 6PH
SUBMITTED BY : Mr David Sleight
DATE SUBMITTED : 02/11/2025

COMMENTS:

I wish to object to the planning application at the Heathlands Riding Centre for 10 houses. As the Planning Statement admits, it is not in the settlement area and the majority of the reasons in the recent dismissal of the appeal at the nearby Sulby Croft site also apply here.

The access along that part of Hatch Ride is extremely poor and narrow. The Planning Statement says that it is a BOAT therefore Wokingham Borough Council is responsible for its surface which is likely to be severely damaged by any construction traffic. There would also be the very real nuisance of damage to the verges of the lane.

As the Sulby Croft appeal report confirmed, public transport is poor relying locally on the infrequent 125 bus. It tells us that the site is within easy cycling distance of Wokingham Station but the probability of anyone doing that regularly must be zero with cycle security at stations also being a problem.

Walking is undesirable on the busy Heathlands Road which is bereft of pavements and unattractive on Nine Mile Ride with heavy traffic, narrow pavements and overhanging foliage.

Similar to Sulby Croft it is an unsustainable location which would rely on the car for almost all journeys and add to traffic on already overcrowded roads.

These are just some of the reasons to explain why I hope that this application is refused.