

PLANNING REF : 262011
PROPERTY ADDRESS : Davis Way
:
: RG10 0TR
SUBMITTED BY : Mr Chris Sharpe
DATE SUBMITTED : 30/09/2026

COMMENTS:

I support the continued use of the land for equestrian purposes and recognise the need for the existing facilities to be appropriately maintained and upgraded. However, I believe that any improvements should be proportionate to the site and its rural setting, and should be undertaken with proper consideration for the surrounding landscape, neighbouring residents and the existing constraints of Davis Way.

1. Impact on the rural setting, landscape and residential amenity

I am concerned that the proposed development would have a significant impact on the rural character and appearance of this part of Hurst. The proposal is substantially larger than the existing stable and includes increased hardstanding and parking together with a significantly widened access. Taken together, these changes would create a more substantial and intensive development within the rural setting and would alter the character of the site as viewed from Davis Way and neighbouring properties. I am also concerned that the increased scale and associated activity could result in additional noise and disturbance for nearby residents. The impact of the development should therefore be considered cumulatively, including its effect on the surrounding landscape and residential amenity, rather than considering the proposed stable building in isolation.

2. Existing access and parking problems on Davis Way

I am particularly concerned about the impact of the proposed access and parking arrangements on Davis Way. There are already occasions when vehicles are parked along the road, creating difficulties for passing traffic and raising safety concerns for residents and other road users. I understand that Wokingham Borough Council is already aware of these existing issues. In this context, the proposed widening of the site access and the apparent increase in formal parking provision need careful consideration. The Council should establish what level of vehicle activity the proposed development is expected to generate, including cars, horseboxes, deliveries and other vehicles, and consider whether this could increase congestion, obstruction or safety problems on Davis Way. The rural nature and existing constraints of the road make it important that the development does not lead to a further intensification of vehicle movements or parking pressures.

3. Concerns regarding previous works and disturbance to residents

I also have concerns based on the way recent works to the driveway were carried out. During these works, activity took place at times that caused significant disturbance to nearby residents, including early mornings, late evenings (including 9pm and later) and weekends. These concerns were reported to Wokingham Borough Council

at the time. It was also unclear who was undertaking the works, as there was no clear business signage, identifiable contractor vehicles or other obvious indication of who was responsible. Given the significantly greater scale of works now proposed, I am concerned that further construction could result in similar disregard for the reasonable amenity of residents in the surrounding properties. If permission is granted, I ask that the Council gives particular consideration to construction hours, site management and appropriate controls to prevent unreasonable noise and disturbance to neighbouring residents.