

PLANNING REF : 252444
PROPERTY ADDRESS : 10 Hollyhook Close
: Crowthorne
: RG45 6TX
SUBMITTED BY : Councillor Seona Turtle
DATE SUBMITTED : 09/06/2026

COMMENTS:

This is not part of the local plan and will have a negative impact on the local countryside and put the existing habitat, wildlife and ecosystems at risk.

The scale of the development significantly exceeds the height of the current building and affects the surrounding areas.

Access to the site is along a narrow rural pathway, which is primarily used by walkers, and cyclists and providing them with a safe E-W route away from the busy B3430.

The narrow lane exits onto Heathlands Road which is a very busy, unclassified road with restricted visibility. The road is rural, lacks footpaths and frequently has large HGV's travelling along it. The exit is also located quite close to a junction with a set of three-way traffic lights which already results in extensive traffic congestion at peak times, increasing risks.

There is no public transport available and most amenities are a mile or more away. Walking is not feasible due to the absence of footpaths, and Heathlands Lane (a rural road with no footpath) is frequently used by articulated lorries.

A similar application for Sulby Croft, adjacent to Heathlands Road, was refused by WBC a year ago. This application for Heathlands Stables should be assessed on the same grounds because the reasons for the refusal for Sulby Croft apply equally here, warranting a similar refusal.