

PLANNING REF : 252444
PROPERTY ADDRESS : 10
: Heathlands Court, Wokingham, Berkshire
: RG40 3AY
SUBMITTED BY : Mr Rahul vadgama
DATE SUBMITTED : 15/06/2026

COMMENTS:

I object to this application as it conflicts with Wokingham Borough Council's spatial strategy and represents unplanned residential development outside the locations identified for housing growth.

The site lies outside the defined development limits and is not allocated for residential development. Wokingham Borough Council has already identified the South Wokingham Strategic Development Location (SDL) as the appropriate location for major housing growth, with approximately 2,500 homes planned together with supporting infrastructure, schools, community facilities, open space and transport improvements.

Significant housing growth is therefore already being delivered within a short distance of this site through the Council's planned and allocated developments. The purpose of the SDL strategy is to accommodate housing growth in locations where infrastructure can be provided in a coordinated and sustainable manner. Approving speculative development outside these allocated areas would undermine the Council's plan-led approach and weaken the integrity of its spatial strategy.

The proposed 10 dwellings would also be out of keeping with the established character of Heathlands Road, which is defined by spacious plots, mature trees and a semi-rural woodland setting. There are further concerns regarding loss of trees, biodiversity impacts, increased traffic and the sustainability of the location.

For these reasons, planning permission should be refused.