

PLANNING REF : 241933
PROPERTY ADDRESS : The Squirrels
: Old Wokingham Rd, Crowthorne, Berks
: RG40 3DU
SUBMITTED BY : Mr Ian Moyse
DATE SUBMITTED : 15/09/2026

COMMENTS:

I wish to formally object to this proposed housing development.

My objection is not to the principle of providing new homes, but to the scale and cumulative impact of continued development in Crowthorne, Wokingham and the surrounding area. A very significant amount of housing has already been built or approved locally, and I do not believe further major development should be considered in isolation from what has already taken place.

Traffic, congestion and road capacity

Local roads are already under considerable pressure, particularly at peak times. Further housing will inevitably generate additional vehicle movements, adding to congestion, delays and pressure on junctions and surrounding roads.

The assessment of this application should consider the cumulative traffic impact of this proposal together with housing developments that have recently been completed, are under construction or have already received permission. Residents experience the combined effect of all these developments, not each development individually.

Pressure on schools, healthcare and local services

Additional housing means additional demand for school places, GP and healthcare services, public transport and other essential local facilities.

Before further substantial development is approved, there should be clear evidence that the necessary infrastructure and services have sufficient capacity to support the additional population, taking into account the growth that has already occurred.

Loss of green space and impact on wildlife

I am also concerned about the continuing loss and fragmentation of green space and wildlife habitat.

Development does not affect only the land directly underneath new houses and roads. Increased traffic, lighting, noise, disturbance and human activity can all affect surrounding habitats and wildlife.

The ecological impact should therefore be assessed carefully and cumulatively, with appropriate protection for habitats, wildlife corridors, mature trees and other important natural features.

Character of the area and quality of life

Crowthorne and the surrounding Wokingham area have already experienced substantial development. Continuing to increase housing density and expand built-up areas risks permanently changing the character of local communities and placing further pressure on the environment and infrastructure that existing and future residents depend upon.

Housing growth needs to be genuinely sustainable. New homes should be accompanied by adequate roads, schools, healthcare, public transport, utilities, green infrastructure and other facilities rather than relying on already stretched local resources.

Cumulative impact of development

Most importantly, I ask that the planning authority considers the cumulative impact of this proposal alongside the numerous developments that have already been approved or constructed locally.

A development that might appear manageable when assessed individually can have a very different impact when added to thousands of additional homes and the associated traffic and demand for services generated by development across the wider area.

For these reasons, I ask that the application is refused unless the applicant can satisfactorily demonstrate that the development is sustainable, that the local infrastructure has sufficient capacity, that unacceptable traffic and environmental impacts will not arise, and that wildlife, green space and the character of the area will be adequately protected.

I therefore respectfully request that my objection is taken into account when this application is determined.