

PLANNING REF : 241933
PROPERTY ADDRESS : Brookers Row
: Crowthorne, Berkshire
: RG45 6AS
SUBMITTED BY : Mr Kelly Hutchinson
DATE SUBMITTED : 07/06/2026

COMMENTS:

To Whom It May Concern,

RE: Objection to Planning Application - Hybrid application comprising up to 850 dwellings, neighbourhood centre, primary school, public open space, SANG and associated infrastructure (Received 26 July 2024)

I wish to formally object to this planning application.

Whilst I recognise the need for new housing, I believe this proposal is inappropriate in its current form due to the significant adverse impacts it would have on the local area, existing residents, infrastructure, and the environment.

Firstly, the scale of the proposed development is excessive. The construction of up to 850 dwellings would represent a substantial increase in population and place considerable pressure on local infrastructure and public services. Existing roads in the area already experience congestion at peak times, and the additional traffic generated by hundreds of new households is likely to worsen congestion, increase journey times, and raise road safety concerns.

Furthermore, local healthcare services, schools, and community facilities are already operating under significant pressure. There is insufficient evidence that the necessary infrastructure improvements will be delivered in a timely manner to accommodate the increased demand generated by such a large development.

I am also concerned about the loss of open countryside and the impact on local biodiversity. The development would result in the urbanisation of a significant area of land, permanently altering the character of the area and potentially affecting wildlife habitats and ecological networks. While the inclusion of a Suitable Alternative Natural Greenspace (SANG) is welcomed, it does not fully mitigate the loss of existing habitats and green space.

The proposal would also have a detrimental impact on the character and appearance of the surrounding area. The scale and density of the development are out of keeping with the existing settlement pattern and risk creating an overdeveloped urban extension that fails to respect the local landscape.

In addition, there are concerns regarding drainage and flood risk. Large-scale developments can significantly increase surface water runoff, and it is essential that robust and proven drainage solutions are in place before any permission is granted. I am not convinced that sufficient detail has been provided to demonstrate that neighbouring properties and land will be protected from

increased flood risk.

The cumulative impact of this development, when considered alongside other recent and proposed developments in the area, has not been adequately addressed. The combined pressure on roads, public services, utilities, and the environment could have long-term consequences for the quality of life of existing and future residents.

For these reasons, I respectfully request that the Local Planning Authority refuses this application.

Thank you for taking my comments into consideration.

Mr Kelly Hutchinson