

PLANNING REF : 241933  
PROPERTY ADDRESS : 1  
: Brookers Row, Crowthorne, Berkshire  
: RG45 6AS  
SUBMITTED BY : Mrs Simone Hutchinson  
DATE SUBMITTED : 07/06/2026

COMMENTS:

For your objection -

Dear Sir/Madam,

I wish to formally object to the above planning application for the proposed mixed-use residential development of up to 850 dwellings and associated infrastructure.

While I recognise the need for new housing, I believe this proposal would have a significant and detrimental impact on the local area for the following reasons:

Traffic and Highway Impact

The development would generate a substantial increase in traffic on local roads, many of which already experience congestion during peak hours. The additional vehicle movements associated with up to 850 dwellings would place further pressure on the existing highway network, increasing journey times, road safety concerns, and air pollution.

Pressure on Local Services and Infrastructure

The scale of the proposed development is likely to place considerable strain on local services, including GP surgeries, schools, dental practices and other community facilities. There is insufficient evidence that existing infrastructure can accommodate such a significant increase in population.

Loss of Rural Character and Visual Impact

The proposal would fundamentally alter the character of the area, resulting in the loss of open countryside and green spaces that contribute significantly to the local landscape. The scale of the development is out of keeping with the surrounding area and would have a harmful visual impact.

Environmental Concerns

The site may provide important habitats for wildlife and contribute to local biodiversity. The loss of greenfield land and increased urbanisation could adversely affect local ecosystems, wildlife corridors and the overall environmental quality of the area.

Impact on Residential Amenity

The increase in noise, traffic, light pollution and general activity associated with a development of this scale would adversely affect the quality of life of existing residents.

Conclusion

For the reasons outlined above, I respectfully request that the Local Planning Authority refuse this application. The proposed development is excessive in scale and would result in significant adverse impacts on local infrastructure, the environment, highway safety and the character of the area.

Yours faithfully,