

PLANNING REF : 261460  
PROPERTY ADDRESS : 100 Pinehill Ro Pinehill Road  
: Crowthorne, State / Province  
: RG45 7JR  
SUBMITTED BY : Mr Joe Froome  
DATE SUBMITTED : 30/06/2026

COMMENTS:

I wish to object to this planning application.

Having lived in the village for many years, it is deeply disappointing to see yet another proposal that would remove more of the natural environment which once gave this area its character. Over the past few years, the village has experienced several major housing developments. Large areas of land have already been built on, resulting in the loss of mature trees, woodland and open green spaces that local residents valued. While those developments have now become part of the village, they have fundamentally changed the landscape and significantly reduced the amount of nature that remains.

What concerns me most is that, rather than drawing a line after these substantial developments, we now seem to be moving towards losing what is left in smaller pieces. If every remaining wooded plot or green corner is gradually developed because it is "only two houses" or "only a small site", the long-term effect will be the complete erosion of the village's remaining natural character.

This proposal may be modest in size, but its environmental impact is not. The woodland on this site provides an important green buffer, supports wildlife, contributes to biodiversity and softens what has become an increasingly built-up area. Mature woodland cannot simply be replaced by planting a few young trees elsewhere. Once it has gone, it will take generations before anything similar exists again. I also remain concerned about the additional traffic this proposal would generate. This section of road has become noticeably busier following recent developments and access onto it is already difficult, particularly close to the nearby roundabout. Even a small increase in vehicle movements adds to the cumulative pressure on a road that has already seen a significant rise in traffic over recent years.

The village has already accommodated substantial housing growth through several major developments. Surely there must come a point where protecting the remaining pockets of woodland and green space becomes just as important as providing further housing. If development continues to chip away at these remaining natural areas in small stages, there will soon be very little left to protect. I therefore ask the Council to consider not only the impact of these two dwellings in isolation, but also the cumulative effect of years of development that has already transformed this part of the village. I believe the balance has now shifted too far, and that the remaining woodland should be preserved for future generations rather than sacrificed for yet another incremental housing development. For these reasons, I respectfully request that planning permission is refused.