

PLANNING REF : 261460
PROPERTY ADDRESS : 6 St Michaels Cottages
: Old Wokingham Rd, Crowthorne, Berks
: RG40 3DU
SUBMITTED BY : Mr Ian Moyse
DATE SUBMITTED : 30/06/2026

COMMENTS:

I wish to object to this planning application.

Whilst I appreciate the need for housing across the borough, I believe this proposal represents unnecessary and harmful development in this particular location.

The surrounding area has already experienced substantial residential development over recent years. Hundreds of new homes have been built nearby, fundamentally changing the character of the locality and placing increasing pressure on local roads, services and infrastructure. The cumulative impact of this continuing development should be considered rather than assessing this application in isolation.

The road serving this site is already heavily used, particularly during peak commuting and school times. Introducing additional vehicle movements, even from only two dwellings, will add further pressure to an already busy route and increase highway safety concerns.

More importantly, this site is one of the few remaining areas of mature woodland in the immediate vicinity. Significant areas of woodland and green space have already been lost through recent developments across the road and to the rear of this site. The continued piecemeal removal of these remaining natural areas erodes the character of the locality and diminishes biodiversity, wildlife habitat and the environmental value that these spaces provide.

The loss of mature woodland cannot realistically be replaced by new landscaping or planting elsewhere. Once this habitat is lost, it is gone for generations. Retaining existing woodland should be given considerable weight, particularly where so much has already disappeared through recent development.

The very limited public benefit of constructing just two additional dwellings does not outweigh the permanent environmental harm that would result from the loss of this remaining woodland and the further urbanisation of the area. Given the significant number of new homes already delivered locally, there is no compelling justification for sacrificing yet more of the area's remaining natural landscape.

For these reasons I respectfully ask the Council to refuse planning permission.