

PLANNING REF : 241933
PROPERTY ADDRESS : The Lodge
: Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ
SUBMITTED BY : Wokingham Without Parish Council
DATE SUBMITTED : 03/03/2026

COMMENTS:

Wokingham Without Parish Council considered the above application at their meeting and wish to object strongly to the planned proposed extension to the SDL for the following reasons:

- There is an issue with version control from Wokingham Borough Council, this planning application shows that Easthampstead Road will be closed at one section which is not what the Highway plans show currently.
- This application prejudices the delivery of the SDL.
- The proposed application is not sustainable and does not address the lack of infrastructure. A neighbourhood centre and play spaces are nice amenities but shops and doctors/health centres/dentists are needed by the increased population. Utilities such as water, sewage, gas and electricity are already stretched by the recent development at Bucklers Park.
- The application proposal is in a countryside area.
- Education - There is no provision for secondary education in the proposal, children will have to attend St Crispin's but there is no access across the railway line to the school. This a very critical issue.
- Transport - Old Wokingham Road is essentially a country lane that is increasingly experiencing traffic levels of a busy highway. The infrastructure of the road is failing in several areas, which will deteriorate even further with the additional traffic from 1000+ new homes. The parish council do not believe that the highway improvements will meet the demands of the new development.
- Pollution - the environmental impact of overdevelopment, construction and cars, has resulted in alarming levels of air and noise pollution in the parish.
- Wildlife protection - the additional development will eradicate fields that are home to wildlife whose habitat is increasing eroded.
- Open fields provide natural drainage and help prevent flooding, if this additional land is developed the current flooding issues will only get worse.
- The transport statement does not have any detail regarding the lack of bus route on Old Wokingham Road from the Pinewood Roundabout to Wokingham or Bracknell. How are new residents meant to travel from the development if they do not own a car? What will the impact be of an additional 2000+ cars be on Old Wokingham Road. Unfortunately, Wokingham Borough Council's Transport Plan 2011-2026 does not provide an inclusive transport network that enhances the economic, social and environmental prospects of Wokingham Without, whilst promoting the safety, health and wellbeing of those that use it.
- There are significant stretches of Old Wokingham Road that have no pavement, how will walkers and cyclists safely navigate this road?
- The parish council would like to know what measures are being taken to protect existing residents from the issues of overdevelopment in Wokingham Without? This development was not part

of the Southern Development Location (SDL) masterplan, does this development integrate with SDL?