

PLANNING REF : 260720
PROPERTY ADDRESS : 15
: Knowles Avenue, 15, Knowles Ave Knowles Avenue, Crowthorne, B
: RG45 6DU
SUBMITTED BY : Mr Andy Holley
DATE SUBMITTED : 02/05/2026

COMMENTS:

Planning Application Ref: 260720

The Crowthorne Village Action Group is a non political association of residents who seek to protect the established character of Crowthorne and ensure that future developments are in keeping with their surroundings. We object to this application for permission in principle for the following reasons.

Proposal residential development of 136 dwellings CVAG wishes to formally object to the above application on the following planning grounds.

1. Traffic impact and highway safety

The proposed development of 136 dwellings will generate a substantial increase in vehicle movements, placing significant pressure on already constrained local roads.
Concerns include * increased congestion during peak hours
* reduced road safety for pedestrians and cyclists
* pressure on nearby junctions and roundabouts
* construction traffic impacts during the building phase Without clear and deliverable highway mitigation measures, the proposal conflicts with sustainable transport objectives and highway safety requirements.

2. Infrastructure capacity.

The scale of development is disproportionate to the existing infrastructure capacity. Local services already under pressure include:

- * GP surgeries
- * schools and childcare
- * public transport capacity
- * local road network
- * drainage and utilities

There is insufficient evidence that these services can accommodate the additional population generated by 136 dwellings. This is contrary to the sustainable development principles within the Wokingham Borough Council Local Plan and National Planning Policy Framework (NPPF), which require development to be supported by adequate infrastructure.

3. Overdevelopment of the site.

The density of 136 dwellings appears excessive and risks:

- * The proposed development far exceeds the footprint of the existing development and is there is a subsequent loss of green space.
- * loss of character of the surrounding area

* overbearing impact on neighbouring properties

* poor residential amenities and public transport for future

occupants

- * loss of valuable trees which are vitally important for helping with climate change issues

4. Environment and biodiversity impact.

Development of this scale is likely to :

- * reduce biodiversity and wildlife habitats and corridors which have been badly impacted by other development sites near by
- * increase surface water run off with flood risk a major concern

5. Conclusion.

This site is outside the settlement area and is not included in the Wokingham SDL and its extension.

136 dwellings represents overdevelopment of the site, with significant traffic, infrastructure, environment and amenity concerns.

Therefore the proposal cannot be considered sustainable development and should therefore be refused. Piggy backing on the basis of a previous planning permission, which was an exception since it was to convert an existing building, is unacceptable. One

permission cannot justifiably follow the other.

- * the new proposal goes far beyond that exception
- * it represents new residential development in valued local countryside with important wildlife habitats which would be destroyed

- * it conflicts with the Local Plan settlement boundary policies
- * the site, although done for offices, is in an unsustainable location with few services within walking distance or even cycling distance. There is no reliable regular public transport so residents would have to rely on cars for shopping and essential services such as access to GP surgeries or dentists.
- * it sets a precedent, opening doors to further expansion and further erodes the gap between Wokingham and Crowthorne.
- * the site lies outside the defined settlement boundary, where new residential development is strictly controlled under the adopted Local Plan
- * while permission has previously been granted for conversion of the existing office building, this application represents additional residential development beyond that previously approved. This conflicts with the spatial strategy of the Wokingham Borough Council's Local Plan, which seeks to
- * direct housing growth to sustainable development sites

- * protect countryside locations from incremental residential development

- * prevent unsustainable expansion outside the settlement boundaries

The original permission appears to have been an exception, based on re-use of an existing building. This new proposal goes beyond that justification and therefore cannot rely on the same policies.

Please refuse this application.