

PLANNING REF : 260720
PROPERTY ADDRESS : 2
: The Conifers, Crowthorne, Berkshire
: RG456TG
SUBMITTED BY : Mrs Louise Cooksey
DATE SUBMITTED : 23/04/2026

COMMENTS:

Planning Objection - Application 260720 (Pinewood Campus, Nine Mile Ride)

I am writing to object to the proposed development of 136 dwellings at Pinewood Campus, Nine Mile Ride.

As a local resident, I am very concerned about the impact this development will have on our area and the day-to-day quality of life for those of us who already live here.

Traffic is already a real issue locally.

Nine Mile Ride is frequently congested, especially during school runs and peak commuting hours. It can already be difficult and, at times, unsafe to join or cross the road. Adding 136 new homes will inevitably mean a significant increase in cars, which I believe will worsen congestion and raise serious safety concerns for pedestrians, cyclists, and drivers alike.

Local services are already stretched.

It is increasingly difficult to access GP appointments, and local schools are under pressure. I am worried that this scale of development will put even more strain on services that are already struggling to meet demand. It's not clear how this will be properly addressed.

The scale of the development feels too much for this area.

This part of Wokingham has a more open, spacious feel, and that's a big part of why people choose to live here. A development of this size risks changing the character of the area, making it feel more built-up and urban than it currently is.

Loss of green space and environment.

The existing site contributes to the greenery of the area and supports wildlife. It feels like a significant loss to replace this with dense housing. While alternative green space is mentioned, it won't replace what is being lost here in terms of mature surroundings and local character.

Construction disruption is also a concern.

The demolition and building process will likely take a long time and bring noise, dust, and heavy construction traffic. This will have a real impact on nearby residents, including families with young children.

Conclusion

I understand the need for new housing, but I do not feel this proposal is appropriate for this site or this community. The scale

and impact of the development raise too many concerns, particularly around traffic, infrastructure, and the loss of local character.

For these reasons, I strongly object to this application and ask that it is refused or significantly reconsidered