

PLANNING REF : 242098
PROPERTY ADDRESS : 114 Ellis Road
: 114 Ellis Road Crowthorne, Crowthorne, Berkshire
: RG456PH
SUBMITTED BY : Mr David Sleight
DATE SUBMITTED : 10/09/2024

COMMENTS:

I wish to object to planning application 242098 on the following grounds:

This application will further erode any gap between the Pinewood part of the Crowthorne settlement and the proposed southern extension of Wokingham south of the Bracknell to Wokingham railway line.

The Transport Assessment did not skimp at 43 pages but in detail it is incorrect in stating that the off peak train frequency at Crowthorne is 2 trains per hour when it is only an hourly service. It also describes this as frequent which seem generous. Perversely there is no mention that trains from Crowthorne now run to Gatwick Airport offering a slow but hourly service.

The transport assessment lists the infrequent supported 125 bus service with no mention of any contribution to allow some frequency enhancement.

In the plans for Buckler's Park there was the proposal to divert the commercial 194 service through Buckler's Park and away from the Pinewood crossroads. If that is still planned by Bracknell Forest Council then it will make the bus service significantly less convenient for any development on this site.

There are 2 existing car parks on the site which are not included in this planning application which begs the question as to what is intended for their future use. If this is a Trojan Horse for further flats being proposed on the site then this is a further reason for refusal.

It is not currently within the settlement area and is not included in the 2010 Local Plan.

The sustainability of this application has to be in doubt as it is remote from any shops with the Greenwood Road shops being the nearest to which the majority are likely to use cars to drive to.

It is unclear if there are sufficient secondary school places for any children if this application is approved. There are also long, unpleasant and tortuous walking routes to schools other than Edgbarrow and places at that school are unlikely to be offered.

For these reasons I hope that this application is refused.