

PLANNING REF : 252444
PROPERTY ADDRESS : The Lodge
: Pinewood Leisure Centre, Old Wokingham Road, Crowthorne, Wokingham, RG40 3AQ
SUBMITTED BY : Wokingham Without Parish Council
DATE SUBMITTED : 29/05/2026

COMMENTS:

Objection:

1. Inappropriate unplanned development outside development limits within the countryside contrary to the spatial objectives of the development plan and to Policies CP1, CP9 and CP11 of the Core Strategy, Policies CC01 and CC02 of the MDD Local Plan and the NPPF. Therefore although Borough Council can only demonstrate a 2.5 year supply of housing, the adverse impacts would significantly and demonstrably outweigh the benefits.
2. The proposal alters the appearance of the site from the viewpoint of Hatch Ride as confirmed by paragraph 4.12 of the Planning Statement. The scale of development will increase significantly by reason of increase in overall height and therefore visual impact on the surrounding area which is considered would be unlikely to be satisfactorily mitigated through additional landscaping. The proposed development would have an adverse impact on the character, appearance and landscaping of the area by reason of urbanisation opening up of the site to the detriment of visual character and large scale development accessible to the general public where it will form a dense form of development with limited spacing between buildings formation of a new road and residential paraphernalia associated with new dwellings. The development is therefore contrary to Policies CP1, CP3 and CP11 of the Core Strategy, Policies CC01, CC02, CC03 a21 and TP21 of the MDD Local Plan, the adopted Borough Design Guide SPD and the Wokingham Borough Landscape Character Assessment and the NPPF.
3. Although the Local Plan is out of date the NPPF is of significant weight in that it emphasises the importance of promoting sustainable transport. The location of the proposed development is unsustainable in transport terms with regards to its location and access to a limited range of services. It is not within a reasonable walking distance of local facilities, amenities and schools and will result in a high level of car dependency contrary to the sustainability goals of the NPPF.
4. In the absence of a planning obligation to secure avoidance and mitigation measures and access management monitoring arrangements it is considered that the development will have an adverse impact on the integrity of the Thames Basin Heaths SPA
5. The site is 1.47 hectares in area and exceeds 5 no. dwellings. Therefore in the absence of a completed Section 106 legal agreement the proposal fails to make adequate provision to secure affordable housing contrary to policy CP5 of the Core Strategy and the NPPF.
6. Obvious concern about additional traffic onto this rural road and onto Heathlands Road