

PLANNING REF : 251774
PROPERTY ADDRESS : 2 Old Sawmill Lane
: Crowthorne, Berkshire
: RG45 6LN
SUBMITTED BY : Ms Alison Thorne
DATE SUBMITTED : 29/09/2025

COMMENTS:

I am writing to formally object to Planning Application Number 251774 for the proposal to build two self-build dwellings, associated parking and access. I am objecting on the following basis:

- 1) Detrimental impact on the rural character and appearance of the surrounding area by over-development and "back-land" grabbing which could set a dangerous precedent for further "back-garden" developments in the lane. Previous applications for this site have been rejected including at appeal stage.
- 2) Highway safety and traffic. Old Sawmill Lane is a quiet, rural cul-de-sac with limited daily flow of traffic. Any additional traffic would be detrimental to the environment and potentially hazardous as the lane is narrow, unadopted and unlit. It is totally unsuitable for regular daily access and could not safely or adequately accommodate emergency vehicles or refuse collections let alone construction traffic. OSL is already being used by non-residents parking on a regular basis often causing inconvenience to residents and difficulty for emergency vehicle access, the risk is this would worsen with the proposed increase in dwellings.
- 3) Disruption to wildlife. The lane is an extremely valuable and now somewhat rare area of natural beauty in Crowthorne and should be left as such. It provides a significant, important and safe habitat for birds and other wildlife.
- 4) The lane is frequently used by walkers, cyclists and school children travelling to and from school so any development of the area would put them at danger from the traffic flow it would create.
- 5) Loss of trees. The lane contains valuable and historic trees some of which are protected by a TPO. Potentially these could be under threat by any building development; this would be completely unacceptable. I would draw your attention to the fact that during the course of a previous application to build on this land in 2016, two large oak trees were felled unnecessarily and without permission so the remaining trees and vegetation need protection from possible similar action.
- 6) Previous back-land applications for this site, and for other areas along the lane, have been refused with concerns over the harm any development would have on the rural character of the lane so I would urge ongoing support for these views.
- 7) The heritage and village environment in Crowthorne has already been substantially eroded through excessive residential development of the former TRL with more underway and planned. I believe it is vital to protect the few remaining green, natural and un-developed areas that we have left. There is no need for this additional development as there is already more than enough provision for new housing.
- 8) The land has already been stripped of its natural ground cover and any residential development would permanently destroy any remaining wildlife habitat.
- 9) The site is located within 5km of the Thames Basin Heath Special

Protection Area (SPA) and conflicts with Core Strategy Policy CP8. Old Sawmill Lane is a treasured, precious and much loved area of Crowt horne with a unique and rare community feel and as such I would ask it continue to be protected for the safety and long-term benefit of the immediate and broader Wokingham Without areas.

Yours sincerely,

Alison Thorne.