



133 Dukes Ride
Crowthorne
RG45 6DP

Ref application no's 190914 and 191068

At present there are 2 significant planning applications plus a 3rd, no 190900 for an associated SANG which, on completion, could involve up to 1600 dwellings, public open space, play areas, two-form entry primary school, local centre, a sports hub (including community building, public open space), and associated infrastructure and landscaping all within the Parish of Wokingham Without.

The original strategic plan stated that the housing would be developed in conjunction with suitable supporting infrastructure which included a Spine Road, considered vital to alleviate the traffic load in the Town Centre. This no longer appears in the current plan where housing plans are now being put forward without any commitment to supporting infrastructure.

In particular we note that there appears to be no definitive commitment for any traffic outlet whatsoever at the western end of the development. Without this western exit, the proposed dwellings would use either the single exit on to the London Road at the West end or make their escape towards Nine Mile Ride via various pinch points such as Heathlands Road and Honey Hill, These are traditional rural roads without pavements or verges, regularly used by cyclists and walkers whose lives would be seriously endangered. Local residents tell us that even now they are considered lemming runs.

Within easy cycling distance of the development are at least 3 major recreation/leisure facilities proposed or existing, ie Grays Farm, St Sebastian's and Pinewood yet we found no mention of any connecting footpaths or cycle paths. Are the residents in this proposed housing not expected to use these facilities?

Also bearing in mind the lack of access to this development, in case of a grave emergency would the appropriate services be able to promptly access the development during the rush hour?

We would ask you to note that we are concerned about the lack of information about the traffic impact on the proposed route of the SDL via the railway bridge at the junction at Molly Millars Lane to the London Road and also how the application will cope with access to the Tesco entrance.

Finally Crowthorne is partly in the Borough of Wokingham and partly in Bracknell Forest. We can see no evidence of cross Borough discussions over these applications, specifically in the many spheres where Crowthorne will be significantly affected. We feel it is essential that there are such minuted, publicly available, cross Borough discussions between the two Councils as local residents need to be informed of the situation as it progresses.

All in all, as proposed, this development is an extremely expensive cul-de-sac which would bring the local infrastructure to breaking point. We therefore suggest that determination of the application should be put on hold until suitable access at both ends can be agreed.

If the applicant does not agree to it being put on hold, then the application should be refused on the grounds of insufficient access.

Andy Holley
CVAG Chair