

PLANNING REF : 242067
PROPERTY ADDRESS : Meadow View
: Dunt Lane, Hurst, Berkshire
: RG10 0TA
SUBMITTED BY : Ms Sarah Barnard
DATE SUBMITTED : 16/09/2024

COMMENTS:

I would like to object to the proposed development of Land East of Lodge Road, application 242067.

I am a teacher who has lived in the village for 15 years. I moved to the village with my young family in 2008, drawn by the distinct rural character of the village. I have worked in the school, volunteered at the pre-school and church Sunday school, and was Chair of the annual village show for several years. I believe it is our responsibility to protect the unique rural character of the village and maintain both Hurst and Whistley Green as distinct communities.

My objection is on the following grounds:

1. The proposed development does not fall within the Development Limit of the Parish and village of Hurst. This would mean the development is in direct contravention of Wokingham Borough Council's policy CP11 of the Core Strategy which states that "proposals outside of the Development Limit will not normally be permitted". None of the exceptions to this have been met by this proposed development.
2. This application conflicts directly with the current Local Plan policies, as recently confirmed recent appeals.
3. There is no evidence of essential rural need or any other 'overriding need' for this type of development in Hurst and there is little appetite for such a development from the village community.
4. Hurst has no Higher Order services (WBC Local Plan Update Settlement Hierarchy Assessment (November 2018)) and 4.2 km to the nearest higher-tier settlements, meaning that Hurst is an unsustainable location, with an increased dependence on private car use.
5. This development would mean building on good agricultural land, which is needed for future food security.
6. The proposed use of Tape Lane for bus and mini-bus traffic would be entirely unsafe as:
 - a. Exit from Tape Lane is concealed from the west
 - b. Tape Lane is a single track, residential road unsuitable for bus traffic.
7. The proposed incentives, are reliant on third party permissions and external funding in no way offset the many negative impacts of such a development, and may not even be implemented. The recent development at Sawpit Lane being an example where multiple retrospective applications were made for substantive changes once the building work was all but completed.