

PLANNING REF : 242067
PROPERTY ADDRESS : The Cricketers
: Wards Cross, Hurst, Reading, Berkshire
: RG10 0DS
SUBMITTED BY : Mrs Ann-Marie Vimpany
DATE SUBMITTED : 16/09/2024

COMMENTS:

I write to object to this outline application for 99 houses on the Tape Lane/Lodge Road field and to request that the proposal be refused by Wokingham Borough Council.

My family has lived in Hurst for over 50 years and our daughters all attended the village school. For the last 26 years we have lived in Tape Lane and greatly value the walk along the Lane past the open field, which is particularly beautiful at sunset.

Tape Lane has long been used as a safe walking/cycling route to St Nicholas School so it is unthinkable that, if this outline planning application for 99 houses on the field is allowed, not only might up to an extra 200 cars be using the Lane but also the suggested minibus would make around 14 daily journeys, the large 128 bus would drive along Tape Lane to enter the development, not to mention numerous supermarket and online delivery vehicles.

The vastly increased traffic these 99 houses would bring to the village and the safety risk to children and to Tape Lane residents are surely reason enough to refuse the application?

The proposed development falls outside the Development Limit of the parish and village of Hurst and WBC's own policy CP11 of the Core Strategy specifically excludes proposals outside this 'village envelope' unless certain conditions are met - this proposal does not meet those conditions.

The Tape Lane field, and Tape Lane itself flood on a regular basis and the building of 99 houses in this area would exacerbate an already serious flooding problem which has worsened each year.

The previous application for 200 houses was turned down on appeal in March 2023 after an 8 day hearing on the grounds that Hurst is an unsustainable location because of the limited infrastructure in the village. There has been no change to Hurst's 'infrastructure' in the 18 months since the Planning Inspector dismissed the appeal on 9 March 2023, therefore there is no justification for considering this revised application for 99 houses.

PLEASE REFUSE THE APPLICATION