

PLANNING REF : 242067
PROPERTY ADDRESS : Nursery Gardens
: Whistley Green, Berkshire
: RG10 0GN
SUBMITTED BY : Mr Mark Higgins
DATE SUBMITTED : 19/09/2024

COMMENTS:

I am writing to object to the proposals in planning application 242067.

The site is outside the Development Limit in designated countryside. It was submitted in the call for sites for the proposed WBC Local Plan and was not allocated as it was assessed to be "Unsuitable". That position doesn't appear to have changed.

Furthermore, the transport infrastructure is insufficient to support a development of 99 dwellings. The transport mitigations suggested by the developers are short term gestures (such as 500 voucher) or ill-conceived proposals (such as "advisory" cycle lanes on the A321 and B3030 or piling 770 of cost on each household each year for a part-time minibus). The increase in traffic from this development would severely impact the road network. It would appear the new residents would still be overly reliant on private cars, which I understand is contrary to NPPF sections 5, 9, 12, and 15 of the core planning principles and WBC policies CP1, CP3, CP6, and CP11 of the Core Strategy.

Since we moved to Hurst in 2021, we have, unfortunately, found ourselves relying on our car more than we had hoped due to the lack of amenities and safe routes.

Finally, according to previous Ecology Assessment, there are at least 69 protected species within 2km of the site, including bats, hedgehogs, newts, and Barn Owls, and at least 47 priority species that visit the site through the year. The loss of this habitat is significant and in conflict with wildlife and achieving realistic, biodiversity gain.