

PLANNING REF : 242067
PROPERTY ADDRESS : 3 Orchard Chase
: Hurst, Berkshire
: RG10 0SW
SUBMITTED BY : Mr Jeremy Deeks
DATE SUBMITTED : 19/09/2024

COMMENTS:

I previously objected to application 220458 and many of the issues remain with the revised proposals. Hurst is not designated a sustainable development location, especially not for 99 houses. The inclusion of 50% as affordable is comical when the latest development has advertised a 3 bedroom semi-detached house for 1.2m.

As a local resident, I regularly walk my dog up Tape Lane (the majority of which has no pavements) and the inclusion of access from Tape Lane is very worrying - especially if this includes buses. Tape Lane itself is a very narrow street with signposts for access only. The only way to get kids to school is by car. The proposal for a mini-bus is a costly one and very limited - secondary schools typically have a variety of after school clubs and matches which makes this option unlikely to work. Also, very few applications into

Piggott from Hurst are successful and the other option for boys is Forest (boys) or The Holt (girls), for which the bus is not suitable for. I understand the Primary School is already full.

Flooding is a regular occurrence along Tape Lane and surroundings - this has happened at least 3 or 4 years in the last 7 and this development will only make the situation worse. The pumping stations in Hurst from foul waste are at capacity and this development will put yet more burden on the drainage systems which could very easily lead to foul waste backing up.

Car journeys are necessary from Hurst - eg Doctors, Supermarkets, Dentists, Pharmacists, getting to the station (although car parking is limited at Twyford station and Winnersh station). An advisable bicycle lane won't work along the road to Twyford station as it is just too narrow along the majority of the road - note this is an A road which also has large lorries travelling along it - this could end up being a very dangerous cycle lane. There is mention of widening the pavements along the High Street by the shop - presumably to make this a narrow one way lane? - however this is an A road and the impact from this on traffic backing up would be significant and polluting. It is difficult enough in this area with a variety of parked cars. This is before consideration is given to the open fields and the benefit it brings to the community of Hurst and the surrounding villages. It is always full of wildlife when walking past. As WBC and the previous Inspector have confirmed - this is not a sustainable location for 99 houses.