

PLANNING REF : 242067
PROPERTY ADDRESS : Lodden Vale House
: School Road, Hurst, Berkshire
: RG10 0DR
SUBMITTED BY : Mr Huxley Stewart
DATE SUBMITTED : 11/09/2024

COMMENTS:

As a resident of Hurst who moved to the village for its semi-rural setting, I strongly object to proposal 242067 to develop this land east of Lodge Road for the following reasons;

1. Setting: The land is a greenfield site in designated countryside outside the development limit of the Parish. It has already been identified as unsuitable for development by the Council on multiple occasions and reducing the number of dwellings does not change the reasons why it has previously been refused. Additionally it was not allocated in the recently proposed Wokingham Borough Council Local Plan Growth Strategy, and it conflicts with Wokingham Local Plan policies and the core planning principles and sections of the National Planning Policy Framework. In particular CP11, CP1, CP3 and CP6.

2. Village services and provisions: Increasing the number of dwellings and residents in Hurst by with 99 new dwellings within the settlement area of the village will put strain on local amenities. The site is not within convenient walking distance of day-to-day facilities and services, public transport and schools and would not encourage a shift towards more sustainable modes. This will result in high dependence on private vehicle use, increased carbon emissions and increase challenges with road safety.

3. Harm to ecology and biodiversity of the site: The proposal will have a harmful impact upon protected and principal species and the likelihood is that the proposal will lead to a significant net loss of biodiversity in a rich countryside setting.

4. Flooding: The land proposed for development is prone to flooding and holds significant standing water. The village already struggles with flooding, including sewage, resulting in damage to existing local homes when pumping infrastructure is overwhelmed. This development will only exacerbate this.

Hurst has already provided for several housing developments and more suitable alternatives exist elsewhere in the Wokingham Borough. Added to this, in recent years Wokingham Council has delivered a new housing supply well above its statutory requirement.