

PLANNING REF : 242067
PROPERTY ADDRESS : Cadomin
: Cadomin Wards Cross, Hurst, Reading, UK
: RG10 0DS
SUBMITTED BY : Ms Maria Land
DATE SUBMITTED : 12/09/2024

COMMENTS:

We have received new correspondence about the revised plans for the land as detailed in this application.

There are many reasons why we feel this development is not suitable for the village alongside the fact it is outside the village envelope for building and we already do not have the infrastructure for more housing:

1. The area as marked is a seasonal flood plain for the housing and roads surrounding it, holding water back and turning into an inland lake each winter, we have photographic evidence dating back years and I do not believe that whatever mitigation the development will put in it will not prevent even more localised flooding of houses and roads that are lower than the field and lead to the brook in Hogmoor lane; this is being a NIMBY and with justification as my house lies between the field and the brook and water has and will flood through my garden and down the slopes to Hogmoor.

2. The development was rejected only recently and has now resurfaced with a few less houses, we were under the impression that this development could not be re submitted in any format for a period of time, and dropping some housing does not make it a new development

3. The area is full of wildlife and also host the great crested newt - we have found them ourselves. there are little owls, foxes, a great many finches and other birds. Its a lung, and is needed by nature, not man. The development hugs the edges of the site, which will

disturb the trees and whatever the development puts in place to protect them, the next owner will have no problem cutting and chopping down the trees as they won't know it houses a little owl or other breeding birds.

The developers, if allowed to build, will do as much as they can to salve the requirement for the local wildlife and green labels, but they will go, and take their equipment and money leaving the village with less available space for nature, more traffic, the increased and very real risk of flooding. When the roads and antiquated sewers flood they will not be here to enjoy the drama and problems. They will have just left us with it.

An expert arriving for one day to assess the wildlife and the other environmental issues with the site has not lived here for 30 years and cannot tell the planning department that its OK to build.

I also think this links into the Case Finch vs Surrey County Council as not enough is being done by local authorities to mitigate the damage to the environment that development has done and will do. This is small compared to some in WBC, but it is huge for Hurst.