

PLANNING REF : 242067
PROPERTY ADDRESS : Green End
: Tape Lane, Hurst, Berkshire
: RG100DP
SUBMITTED BY : Mrs Jane Fiennes
DATE SUBMITTED : 12/09/2024

COMMENTS:

Dear Sir

I request that this application be refused.

The development is outside the Development Limit of the Parish. The WBC policy CP11 states that such development can only be permitted if specific conditions are met, which in this case are not. The development is totally counter to the rural character of the village, placing two large urban estates in the middle of a green field. Hurst is thinly populated in the centre with 13 houses per hectare and this would be 25 per hectare. It would be highly visible both day and night with the introduction of street lighting in a village which is currently dark at night.

The village was found to be unsustainable by the Inspector of the previous application for this site. Facilities are limited with poor public transport, lack of pavements and cycle ways, no doctor, dentist or chemist and only a small convenience store and part time post office. The Primary School cannot be expanded and access to secondary schools is difficult other than by car.

The proposed new mini-bus is an unrealistic answer to this problem as it would be charged as a service charge to the residents and basically just act as a school bus to the Piggott which in future may not be able to take pupils from Hurst as a result of further development in Twyford. The Forest in Winnersh and Embrook School and the Holt in Wokingham are not catered for.

The suggested bus access into the site at the north end of Tape Lane would seriously compromise the lives of those living there, with parking restrictions and large buses turning into the site.

I have lived here for over 40 years and seen the field flood annually but only in the last couple of years has there been flooding at the north end of Tape Lane since the construction of 11 new homes. This new development would increase the likelihood of flooding in that area with serious repercussions round the whole site including the problem of sewage backing up into houses.

The proposal would damage the biodiversity of the area by removing updated least 260 metres of hedgerow and so removing green corridors which provide vital lifelines for wild life.

As a result of the unsustainable nature of the village car use is very high. 99 new houses generate at least 200 cars and also additional service vehicles.

Although 50% are proposed as affordable, this is not like social housing and would still put the cost out of reach of those on lower wages. In addition they could also suffer a service charge of

potentially 1,000 in the first year to pay for the proposed services.

This development produces no benefits to the village but would seriously harm the rural character and biodiversity of Hurst. The density of the houses and proposed traffic measures urbanise the area beyond just the site.

This application should be rejected.