

PLANNING REF : 242067
PROPERTY ADDRESS : Green End
: Tape Lane Hurst, Reading, Not Applicable
: RG10 0DP
SUBMITTED BY : Mr Ivor Fiennes
DATE SUBMITTED : 10/09/2024

COMMENTS:

I am writing to ask that you refuse this application,

The village of Hurst has a rural character and a suburban development of this scale and density is totally inappropriate. It is a greenfield site, crucial to the character of the village, which it would demonstrably harm.

The proposed development is outside the Development Limit of the Parish and WBC Policy CP11 specifically states that such developments will not normally be permitted unless specific conditions are met. None of these conditions are met in this proposal.

At recent appeals, it has been confirmed that major developments of this nature conflict with current WBC development plan policies.

The site was specifically determined in the WBC Local Plan Update (2021) to be unsuitable for development and has not been allocated in the recent proposed Local Plan Growth Strategy.

Additionally, in the past, Hurst has been determined NOT to be a sustainable location. This was the case at the recent (dismissed) planning appeal for developing 200 houses on this site. Limitations in the village are public transport, road network, access to secondary schools and the sewage infrastructure. None of the Developer's proposals and incentives to help sustainability are guaranteed and depend on third party permissions and external funding.

I have lived in Tape Lane for over 40 years and our house is opposite the land in question - we see it flood several times a year. The proposal in no way resolves this problem, as it will require water run off into areas that will not be able to cope.

Thank you.