

PLANNING REF : 242067
PROPERTY ADDRESS : Kings Piece
: Davis Street, Hurst, Bracknell
: RG10 0TH
SUBMITTED BY : Mr Darren Whitworth
DATE SUBMITTED : 15/09/2024

COMMENTS:

Objection to Planning Application for Land between Lodge Road and Tape Lane, Hurst

Introduction

I am writing to strongly object to Planning Application 242067 for the development of land between Lodge Road and Tape Lane in Hurst. As a resident of Hurst for nearly 15 years, I am deeply concerned about the detrimental impact this development will have on the overall village's environment, infrastructure, and character.

Reasons for Objection

- Greenfield Site and Environmental Damage: The proposed development on a greenfield site contradicts Wokingham Borough Council Core Strategy Policy CP11 and destroys valuable wildlife habitat. This loss of green space will have a negative impact on biodiversity and the rural character of Hurst.

- Increased Traffic and Congestion: The development will introduce approximately 99 new homes, leading to a significant increase in traffic on already congested roads like Lodge Road, School Road, and Tape Lane. This will create safety hazards for pedestrians, cyclists, and motorists, particularly during peak hours and particularly around the primary school.

- Strained Infrastructure: Hurst lacks the infrastructure to support a large-scale development. The local amenities, including the village shop, bus service (128/129), primary school, and healthcare

facilities, are already incredibly thin additional house in the area will weaken the infrastructure even further. The proposal to reroute the bus service will further disadvantage residents living on Broadwater Lane, School Road, and Sawpit Road and the proposal for this change has not been ratified.

- Flood Risk Exacerbation: Hurst experiences flooding issues during heavy rainfall. Building on this greenfield site will worsen this problem by reducing natural drainage and potentially diverting floodwater to different areas. The Thames Water sewerage pumping stations are already at capacity, and the development will put further strain on the drainage network. Flooding has occurred more frequently over the past 5 years as climate changes has exacerbated issues already known.

- Unsustainable for Families and Schools: The proposed limited-access minibus service to Wargrave Piggott School is unreliable, inadequate and has not been ratified, it more likely that children will need to be driven to a number of different schools in the area due to a squeeze on the current school places. Hurst children often struggle to secure places at secondary schools due to oversubscription. The local primary school is also full with no ability to expand, and the pre-school has a waiting list. This development will exacerbate these problems even further.

- Urbanization of Rural Character: The scale and density of the development are totally incompatible with Hurst's semi-rural character. The proposal for build-out kerbs and widened pavements on the High Street will further urbanize the village and potentially create parking and access issues for existing residents.

- Lack of Public Input and Transparency: Many proposals within the application, such as cycle lanes, bus route changes, and infrastructure improvements, are conditional on approvals from external parties, with no acknowledgment that the ideas have been raised or costed. This raises several concerns about the viability and transparency of the proposed solutions.
- Previous Application Refusal: The Environment Agency previously identified concerns about flood risk on this site. Additionally, the previous application (reference 220458) was rejected on a number of grounds, the change of the application from 200 to 99 dwellings had not addressed many of the fundamental issues surrounding the application.

Conclusion

For the reasons outlined above, I strongly urge Wokingham Borough Council to reject Planning Application 242067. This development contradicts planning policies, harms the environment, creates traffic problems, and undermines the existing infrastructure of Hurst.