

PLANNING REF : 242063
PROPERTY ADDRESS : West Hope
: Wards Cross, Hurst, Berks
: RG10 0DS
SUBMITTED BY : Mr Geoffrey Manning
DATE SUBMITTED : 23/09/2024

COMMENTS:

Dear Sirs

I wish to strongly Object to this Application, 242063.

It should be remembered by the Council Members and WBC that this is a long standing problem ,whereby the Gypsies moved onto this land over a weekend in 2017, building themselves an access road and moving into the site, thus nothing was done until the following week when eventually retrospective planning was granted, against much local opposition and abuse of the Local Plan. The relevant Applications were, F/2010/2695 and 153360. I am sure you will be able to find theses.

Thus Gentlemen nothing has changed in the sustainability of this site.

The site is totally unsuitable now as it was then, but this time I trust the Council will have the backbone to see this application for what it is and reject it.

The site is in Flood Risk area 2, and thus vulnerable to flood risk, being as it does, surrounded by rivers to the north and west, the unauthorised access road and Islandstone Lane regularly flood, as it most likely doing at this very moment with the unseasonal heavy rain. No provision is made to dissipate the surface water, which at the

present drains into the river, with no environmental checks as to its cleanliness or contamination. This problem will only get worse when more of the site is concreted over as it will be. The water courses in this area are subject to 1 in 3 yearly flooding, WBC Section 19 Flood Investigation Report refers. The cost precludes connection to the main drains and a local water treatment would also be

prohibitively expensive, the true total cost of which should fall to the proposed developers and not WBC.

As is true of most of Hurst the site is not sustainable, no footpaths, street lighting, public transport, schools, doctors, dentists, vets, police, shops. Distances of 1.3 to 1.5 km from any of these essential services, thus private cars will be required adding to the already overloaded local roads and byways.

The site also contravenes a whole host of Local Policies, CP1, CP3, CP11 and The Borough Design Guide. Further more the Environmental Act 2021 requires a 10% net gain to offset the building work, no mention of this in the application.

The content of the new WBC Local Plan must also be adhered to, noting that it is to be applied retrospectively.

As I said at the start , this application must be rejected.

G A Manning

West Hope, Wards Cross, Hurst. RG10 0DS