

PLANNING REF : 242067
PROPERTY ADDRESS : Broadcommon Road
: Hurst
: RG10 0RG
SUBMITTED BY : Mr Philip Wilson
DATE SUBMITTED : 15/09/2024

COMMENTS:

I strongly object to planning application 242067 - Land between Lodge Road and Tape Lane RG10 0EG and ask WBC to refuse this application

I have lived in Hurst for over 17 years and regularly walk on Tape Lane.

This proposed development lies on a greenfield site and is contrary to WBC planning policy CP11. I understand that this site has already been rejected as unsuitable for development by WBC on the 'Call for Sites' and as WBC's ,5 year land supply shortage is in technical terms only (the actual houses required have been built and delivered faster than the council needed resulting in a shortfall in technical terms only), it is not necessary to use sites outside the current plan and there is no reason for a housing development in this location.

The proposed development is contrary to a sustainable approach. There are not adequate facilities in the village or reliable bus service to enable residents of the proposed development to walk or cycle safely to reach work, schools, shops, supermarkets etc. They will have to rely on their own private vehicles for everyday life. The traffic created by this development will have a huge negative impact on the village.

The incentives proposed by the developer are reliant on 3rd parties, will be costly to the residents now and for future residents of the development. There is no guarantee the schemes will ever become adopted or continue to operate in the future. The traffic measures, including widening pavements etc will urbanise the village and increase traffic congestion.

This development will cause flooding to be further exacerbated in the village and will significantly harm biodiversity and wildlife.

Recent planning application for development on this site (220458) was refused by WBC and dismissed at Appeal APP/X0360/W/22/3309202 in March 2023, confirming this site is unsuitable for development.

This is a speculative development and should be refused in favour of WBC's planned development sites.