

PLANNING REF : 242067
PROPERTY ADDRESS : Hunters Lodge
: Tape Lane, Hurst, Hunters Lodge, Hurst, Reading
: RG10 0DP
SUBMITTED BY : jane freeman
DATE SUBMITTED : 19/09/2024

COMMENTS:

Planning Application 242067

Outline application for the proposed erection of up to 99 no. dwellings, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure and access points on Lodge Road and Tape Lane with required improvements. (All matters reserved except for means of access.)

I wish to STRONGLY OBJECT to this application for up to 99 dwellings on a greenfield, unsustainable site outside the settlement of Hurst.

I have lived in Hurst for over 30 years and greatly value the rural, open nature of the village. The views over this greenfield site are a delight as I walk down the quiet Tape Lane, enjoying the red kites overhead, the ponies, donkeys, bird song and blackberries to be found in the hedgerow. Occasionally seeing deer and foxes in the lane. To me there is no benefit to be had from being able to access the field - the beauty of looking over the field is a delight and nurtures the soul.

This application is very similar to application 220458 that was refused by Wokingham Borough Council on 22 June 2022 and later soundly dismissed at appeal on 9th March 2023 (APPEAL REF: APP/X0360/W/22/3309202) by inspector Mr Wildsmith. The arguments that Mr Wildsmith used as still relevant in this application.

The proposed development is outside the development limit of Hurst, is on a greenfield site and is on designated countryside. Hurst is NOT a sustainable location as proven by several recent appeals on sites in Hurst.

This site is not in the emerging Local Plan that was released on 12th September 2024 and is due to go before the full council on 19th September 2024. It also conflicts with the current Local Plan which is valid until 2026. WBC has over delivered on housing in recent years and this should be taken into account

Hurst is not a sustainable location and the suggestions of altering the route of the 128 bus and/or adding a minibus service would resolve this is crazy. Altering the route of the 128 bus to go through the development would disadvantage existing resident who may use the bus at bus stops along Sawpit Road, School Road and Wards Cross. Additionally, the exit of the bus on to Tape Lane is not a workable suggestion. The road is not wide enough, has residents cars parked on it (any yellow lines would not go down well with residents) and of course Tape Lane is a quiet road to schools and has children, dog walkers, horse riders, cyclists going down it.

Adding a minibus service which the new residents would have to pay for (approx. 770 per house for the first year and presumably increasing thereafter) seems to be a very half baked scheme which is unlikely to go ahead.

The proposed "footway" by the existing allotments would remove a valuable car parking space used for visitors to nearby houses.

Many of the proposals involve urbanising Hurst - it is a rural village and should be kept that way.

The proposed widening of the pavement along Broadwater Lane is unworkable - the road is narrow enough as it is.

No parking restrictions should be included as this would urbanise Hurst and goes against its rural nature.

Several of the proposed improvements require third party approval - Thames Valley Buses, Hurst Parish Council, and other landowners - there is no guarantee that these would happen.

As I mentioned above Hurst is not a sustainable location. As an example, I recently took the bus to attend a health clinic in Twyford, near to the doctor's surgery. Normally by car this would have taken 10 minutes there and 10 minutes back. By bus it was a 5-minute walk, 25-minute bus journey and 10-minute walk - so 40 minutes to get there. On the return I had to wait 50 minutes for the bus. So, a round trip of 130 minutes instead of 20 minutes. I was "fortunate" that the time of the outward journey aligned with the bus timetable otherwise it could have been longer. It was the first time I used the bus service in over 30 years of living in Hurst.

This proposed development would cause significant harm to Hurst and deliver no benefits.

This field floods every year as other objectors have comprehensively detailed.

Please reject this application.