

PLANNING REF : 242067
PROPERTY ADDRESS : Parkers Cottage
: Hurst, Reading, Berkshire
: RG10 0DS
SUBMITTED BY : Mrs Emily Levy
DATE SUBMITTED : 19/09/2024

COMMENTS:

I'm writing to object to the proposed development, which would suffocate the village of Hurst, negatively impacting both its rural character and the quality of life it provides to residents of its existing homes.

There are inadequate local travel services to support such a concentrated number of new dwellings, and the proposed vouchers/mini bus schemes would be unsustainable longer-term, and add additional costs to people already struggling with finances enough to purchase 'affordable housing'. This ultimately makes the housing less affordable and would see the development introduce 99-198 additional private vehicles into the village. The primary vehicular exit onto Lodge Rd would be insufficient to cope with the volume of traffic. The secondary access is onto Tape Lane, which is restricted to cars and motorcycles except for access. This restriction is already regularly ignored and I am confident would also be ignored by new residents seeking to speed up their journeys and avoid congestion at the Lodge Road exit. The submission states that "Parking will be primarily located on plot", not 'exclusively' located on the plot, meaning that it will cause an increase in parked cars elsewhere in the village and the dangers they add to drivers and pedestrians. It would also cause an increase in traffic down School Road and Broadwater Lane (A321), increasing traffic hazards including for local families with young children and attendees of the local primary and pre-schools. Speeding vehicles are already a danger when crossing the A321 with a buggy, as we regularly do, and adding to the volume of traffic would only make this worse. Nearby nurseries and schools are already at capacity with waiting lists and cannot sustainably support the introduction of 99 new families to the area. This would also mean that any children living in the new development would need to be driven to schools and nurseries further afield, adding to the traffic twice a day. Lastly, the increase in traffic would also impact local air quality, yet another way in which it would negatively from the rural character of Hurst (and the health of its existing residents of all ages.)

Finally, Hurst suffers from regular flooding, including on the proposed site, and the addition of 99 dwellings + the roads/pavements will only worsen this. On top of the difficulties and frustrations already suffered by existing residents - which would also be suffered by new residents were this proposal to go ahead - the plot is adjacent to an area of special character and a number of listed properties including our own (Parkers Cottage, List Entry Number: 1136017). Worsening the flooding on Broadwater Lane, which has been already been known to affect gardens of local historic assets, could also put the ground floors of these properties at risk.

Thank you for taking the time to read my comments.