

PLANNING REF : 242067
PROPERTY ADDRESS : Parkers Cottage
: Broadwater Lane, Hurst, Berkshire
: RG100DS
SUBMITTED BY : Mr Edward Levy
DATE SUBMITTED : 19/09/2024

COMMENTS:

I strongly object to the proposed development for the following reasons:

1) The proposed development area is outside of the established development limits of the village, and it is not part of the Local Plan nor part of the agreed Permitted Development Area.

2) The proposal conflicts with the local plan policy CP1, CP3, CP6, and CP11 of the core strategy: CC01, CT02, CC03, CC08, CC09, TB21, TB23 of the MDD and core principle set out in sections 5, 9, 12 and 15 of the national planning policy framework.

3) Wokingham Borough Council has already exceeded its five-year deliverable housing supply so I question why more is needed, solely in the chase of profit.

4) The accesses indicated and wider development proposed are not capable of sustaining the increase in traffic anticipated (private cars, visitors, deliveries, services, and maintenance). Of particular concern is the access to Tape Lane as it meets School Road, which already struggles with peak parental traffic. There is already a dangerous challenge here and this plan would only exacerbate it. It should be noted that the transport assessment is underestimates the number of car movements in the immediate area at peak school times. Furthermore, Tape Lane has no provision for pedestrians nor cyclists and cannot be adapted for these users. Pedestrian and cycle traffic making its way on from Tape Lane in the direction of Winnersh will have no provision on either side of the road.

5) Public transport surrounding the site is inadequate and a further bus service would normally be welcomed, but the concept of sending this bus down Tape Lane to access the site is inappropriate, since access is insufficient with residents parked in the road on both sides of the north end of Tape Lane.

6) The proposed scheme offers no additional school capacity (Hurst is already full), the local shop will not be able to support the volume of newcomers to this Hurst greenfield site, there are no public toilet facilities and poor surrounding infrastructure to serve this proposed new community, including sewerage and waste water management on a site lying on the Loddon floodplain and in an area prone to significant flooding.

7) The biodiversity net gain is incorrect - the harm done to hedgerows in the construction of accesses and the impact of local pollution on site will counter any benefit from the tree planting.

In closing, the development is in no way consistent with the rural nature of this part of the local area, much of which contains Listed

Buildings, Conservation Areas and Areas of Special Character and should be rejected and the land protected from development in perpetuity.