

PLANNING REF : 242067  
PROPERTY ADDRESS : Meadows  
: Tape Lane, Hurst, Reading, Berkshire  
: RG10 0DN  
SUBMITTED BY : Mrs Amanda Prince  
DATE SUBMITTED : 19/09/2024

COMMENTS:

Planning application 242067 - Land between Lodge Road and Tape Lane RG10 0EG

I have lived in Hurst for 24 years, our daughter went to St Nicholas Primary School, and I now work at this school. Hurst is a traditional English village set in an historic rural landscape. It has a distinct community feel, largely because of its size: we know each other, people care for each other, and we all try to help when a need is made known. The village of Hurst is not the right place to develop. I am writing to object to the proposed development of land between Lodge Road and Tape Lane RG10 0EG.

My objections to this outline application include the following:

- The proposed development does not fall within the development limit of the Parish and village of Hurst
- This application conflicts with the current Local Plan policies
  
- There is no rural need for this sort of development. Hurst is a complete village.
- The village of Hurst is an unsustainable location for development. We have a school, a shop, a church and a few pubs. It cannot be sensible to fill an open space in the heart of our rural community - but I guess this application is really only about making money.
- There are many promises about incentives, but how will the developers be held to account, especially as they will not be the providers? How many other developments have promised better transport only for it to fail to happen or to cease after six months? The result will be more cars on unsustainable roads.
- This proposal does nothing to enhance and conserve the rural character of our village. The removal of hedgerows means the removal of wildlife habitats, and thus exposing an urban development sprawl.
- Residents need to get into to a car to go anywhere as the buses are sporadic and their schedules stop at teatime. Despite most of the secondary school pupils getting bus passes, most are taken by car as it is far quicker and more reliable. Having more cars on our roads is not the way to proceed! More cars from this large development will also mean greater danger for our residents and their children.
  
- We do not have the infrastructure to look after the number of residents already living in Hurst, let alone more. Our nearest doctors' surgery (in Twyford) is bursting at the seams, all local dentists are full, the village school is full, the roads are busy.
  
- The field between Tape Lane and Lodge Road floods every winter. I can't remember a year when it hasn't. It seems to be getting worse each year: two years ago, it flooded onto Tape Lane and water also came into my garden for the first time in 22 years. Waterfowl settle on the 'lakes' on the field, thinking that we are Dinton Pastures. Sadly, homes on the A321 just beyond the field are also flooded most winters, which also creates sewage problems.
- There has been no structure on the field, not even a shed, since I moved here. Putting 99 homes on this field, in the centre of the village, would change the distinctive character of our village for

ever. We don't want to be subsumed by Woodley, Twyford or Wokingham.

- Tape Lane is the recognised walking route to school: it is safer than School Road as it is a 'residents only' road and therefore there are less cars. Children play on its verges, watch the horses in the field and climb the old tree - as they have done for decades. There is a sense of rural openness and calm as the children walk to and from school.

- We have an abundance of flora and fauna in the field and around its edges: all manner of birds come and go, including a Little Owl (proper noun, not a description!) which regularly sits on my fence, red kites, and ducklings with their mums wander through my garden every spring. In addition, we have newts, bats, foxes, deer, hedge hogs and stag beetles. This development can only deliver less biodiversity and the loss of an ancient wildlife corridor.

- Hurst does not have street lighting, and we want to keep it that way: we have the privilege of seeing stars and planets on clear nights as we have less light pollution without them.

- The proposed site is a greenfield site in designated countryside.

- This proposal is not needed and is unwanted by the village of Hurst.