

PLANNING REF : 242067
PROPERTY ADDRESS : Broadcommon Road
: Hurst
: RG10 0RE
SUBMITTED BY : Mr Russell Goddard
DATE SUBMITTED : 17/09/2024

COMMENTS:

Despite reducing the housing density to 99 houses from the original application (220458) and subsequent dismissed appeal (APP/X0360/W/22/3309202) , my fundamental concerns in this revised application remain, so I still strongly object to the proposed lopment of Land between Lodge Road and Tape Lane, for the following reasons:

* Unsustainable infrastructure: In the three years we have lived in Hurst, it has become very apparent (and it is widely acknowledged) that Hurst Village has limited infrastructure and a poorly supported

public transport system. An ill-thought out minibus service and limited cycle lane, would deliver next to no benefit and continue to drive up the heavy reliance on car usage in and around Hurst. This large number of additional dwellings would apply further pressure on

this 'creaking' infrastructure and have a knock-on impact on already

oversubscribed local services. Simply put, Hurst Village just does not have the infrastructure to sustain this or any other development, and

the applicant's revised proposals do not demonstrate sufficient and sustainable benefit to Hurst.

* Greenfield site: the primary reason we chose Hurst for our home was the rural setting, the natural charm and designated special character of the Village and surrounding areas. It is not clear why

a greenfield site would be considered, which also appears to run counter to the national strategy of prioritising brownfield sites. Since moving to Hurst, we have already enjoyed much of the wildlife in and around the Village and I believe much of their natural habitat would

be destroyed by this development - how could building on and over this land with a housing development possibly enhance an existing green field in the heart of the Village?

* Outside development envelope: this site is situated outside the previously agreed development envelope of our village, and I have seen no evidence it meets any of the special conditions to be considered an exception. The proposals are in conflict with Wokingham Borough Council's Core Strategy Policy CP11 and the local plan policies.

It is for these reasons that I still strongly object to this amended application and ask Wokingham Borough Council to reject it.