

PLANNING REF : 242067
PROPERTY ADDRESS : 4
: 4 Barber Close, Reading, UK
: RG10 0RZ
SUBMITTED BY : Mr Peter Wheatley Price
DATE SUBMITTED : 18/09/2024

COMMENTS:

I am writing to strongly object to the planning permission for what would be an egregious use of farmland that is regularly flooded in the winter and blocks Tape Lane and will overload the sewerage system for the following reasons:

Conflict with Local Policies and Plans:

The proposed development is outside the Development Limit of the Parish and village of Hurst, contrary to Wokingham Borough Council Core Strategy Policy CP11.
This application conflicts with the current WBC Local Plan, which is valid until 2026, and the site was not allocated in the WBC Local Plan Update (2021).
Unsustainable Location:

Hurst is an unsustainable location with limited infrastructure, including shops, public transport, road networks, and schools, increasing dependency on private cars.

The village lacks essential services such as a bakery, chemist, GP, secondary schools, vet, dentist, and opticians.
Transport and Traffic Issues:

The proposed new minibus service is financially unviable and places an increased financial burden on future residents.

The development will increase traffic, with unrealistic figures quoted in the Transport Assessment, leading to congestion and safety concerns.

The proposed bus route through the development will conflict with existing residents' parking and is less convenient for core village residents.

Impact on Schools:

Nearly all local schools are at or above capacity, and the development cannot ensure sufficient school places for new residents.

There are no continuous safe cycle or walking routes to secondary schools, and the proposed minibus service is limited and does not cater to all schools.

Environmental and Biodiversity Concerns:

The site has significant biodiversity and ecological value, with many protected and priority species present.

The development will remove important wildlife corridors and mature hedgerows, causing harm to habitats and wildlife.

The introduction of street lighting will harm nocturnal species, including bats and badgers.

Flood Risk and Drainage Issues:

The site has a high flood risk, with inadequate drainage assets and frequent flooding in the area.

The proposed Sustainable Drainage System (SuDS) will contribute to existing flooding issues, and the foul drainage system is already overwhelmed.

Impact on Rural Character and Landscape:

The development represents suburban sprawl into the countryside, eroding the rural character of Hurst and Whistley Green.

The loss of green space will lead to the coalescence of distinct historical settlements and harm the visual amenity of the area. Lack of Infrastructure and Community Facilities:

The development does not contribute to sustainable and inclusive communities, lacking consideration for social care, education, and cultural facilities.

The proposal neglects the needs of different population groups, such as the aging population, and does not support access to services that improve health and wellbeing.

Climate Change and Environmental Impact:

The development conflicts with Wokingham Borough Council's Climate Change Emergency target of Net Zero Carbon by 2030.

The increase in traffic will worsen air quality, particularly at Twyford crossroads, which already exceeds acceptable NOx levels.

Archaeological Concerns:

There is no report released on the results of extensive archaeological investigations carried out on the site, despite its proximity to an archaeological site.

This objection highlights the key issues with the proposed development, emphasizing its unsuitability and potential harm to the community and environment.

This is not needed or welcome and breaks the character of the village