

PLANNING REF : 242067
PROPERTY ADDRESS : 18 Martineau Lane
: Hurst, Berkshire
: RG10 0SF
SUBMITTED BY : Mr Paul Clapp
DATE SUBMITTED : 18/09/2024

COMMENTS:

I am writing to object to this planning application. The proposal sits outside the Development Limit. The CP11 Policy, written by WBC states that any proposal outside the development limit will normally be permitted unless, by exception, specific conditions are met. This proposal does not meet any of these conditions. The site is a greenfield site. In the call for sites in the 2021 WBC Local Plan Update, this site was submitted however, not allocated. The site was deemed "unsuitable". Further to this, the site has not been allocated in the WBC Emerging Local Plan Regulation 19 Consultation. The development would cause a huge amount of travel issues, due to the increased usage of private cars. Hurst only has basic facilities, there is no GP, dentist or secondary school. This over reliance on private motor vehicles is contrary to WBC policies CP1, CP3, CP6 and CP11 of the Core Strategy. Any development on this land will be detrimental to the landscape, contrary to the WBC Local Character Assessment strategy. Currently, the countryside in Hurst has a settlement density of 0.7 dwellings per hectare, this proposal sits at 25dph. Finally, it is disappointing to see another application to develop on this greenfield site, so quickly after there was a lengthy (8 days) and costly appeal hearing, only last year (2023). This slightly amended proposal possesses the same fundamental issues that resulted in the previous application being rejected and therefore should also be dismissed.