

PLANNING REF : 242067
PROPERTY ADDRESS : Hurst Grove Cottages
: 2 Davis Street, Hurst
: RG10 0TP
SUBMITTED BY : Mrs Linda Armstrong
DATE SUBMITTED : 15/09/2024

COMMENTS:

I Strongly OBJECT to planning application 242067 - Land between Lodge Road and Tape Lane RG10 0EG for 99 dwellings

This is a speculative planning application on a greenfield site which lies outside the village envelope (WBC's policy CP11). It does not meet any of the exception categories as identified by the NPPF and is completely over development of this countryside location.

This site was dismissed at appeal only last year (March 2023) after an eight day hearing (APP/X0360/W/22/3309202), where all aspects of travel to schools, the station and the bus service were thoroughly investigated. The amenities proposed are a desperate attempt by the developer to gain planning permission in an unsustainable location. They are reliant on third parties, will be expensive for residents of the new development and for any future occupants. There is no guarantee these unfeasible proposed amenities will operate or for how long.

Along with the detrimental effect this development will have on the rural character of the village, I also feel this will lead to unacceptable levels of traffic on Hurst's roads.

The residents of this development will be reliant on their own private cars to get to work, schools and other day to day needs. There is only a small village shop, St Nicholas primary school only has an intake of 20 children, there is no pharmacy or GP surgery. The bus service is very unreliable, which means that Hurst residents do not use it. Twyford and Wokingham are too far to reasonable walk to (including Twyford station). This development could have 250 plus cars (some homes may have 3 or 4 cars). Electric bikes cost between 1200 - 3000, It is unlikely parents will buy these for children to ride to school and bike theft at Twyford station is rife, meaning commuters will not opt to use them to travel to the station.

Hurst is a vibrant community with families of all age groups. There is no evidence of essential rural need for this development in Hurst.

Ad hock housing schemes such as this, do not provide homes in the most suitable and sustainable locations and are only for the benefit of commercial gain for the developers.

I ask WBC to refuse this application.