

NOTICE OF OBJECTION

PLANNING REFERENCE: 242067

SUBMITTED BY: ROBERT LEIGH

ADDRESS: HOGMOOR LANE RG10 0DH

DATE: 18 SEPTEMBER 2024

LAND BETWEEN LODGE ROAD AND TAPE LANE HURST

Dear Sirs,

This document constitutes notice of objection to the above planning application. My reasons include:

1. Nature of the development

The village has a rural character and it is the residents' overriding wish that it retains that character. A suburban development of this scale and density is entirely inappropriate. It is a greenfield site, crucial to the character of the village, which the development would demonstrably harm.

2. Planning Policy

The proposed development does not fall within the Development Limit of the Parish and village of Hurst (the village envelope). Wokingham Borough Council's policy CP11 of the Core Strategy explicitly states that "*proposals outside of the Development Limit will not normally be permitted*" unless, by exception, specific conditions are met. It is not apparent that any of those conditions have been met by this proposal.

At recent planning appeals, it has been confirmed that developments of this nature conflict with the current Local Plan policies.

The site was specifically determined in the WBC Local Plan Update (2021) to be unsuitable for development and has not been allocated in the recent proposed Local Plan Growth Strategy.

3. Sustainability

In the past, Hurst has been determined NOT to be a sustainable location. This was also the case at the recent planning appeal submitted for development on this site. Limitations in the village include public transport, access to secondary schools and the sewage infrastructure.

There is no evidence of essential rural need or any other 'overriding need' for this type of development in Hurst. None of the Developer's incentives to help sustainability are guaranteed and depend on third party permissions and external funding.

4. Flooding

Flooding is a regular problem affecting this and other locations within Hurst. Climate Change is now with us. One known consequence of the changes in our climate is the increased risk of flooding in low lying areas. This site is extremely susceptible to flooding.

So, what the Council will be doing if it approves this application is to pour risk on risk on the unfortunate residents of Tape Lane, Broadwater Lane and other roads in the vicinity of the site.

I ask the Council to refuse this application.

Yours Sincerely,

Robert Leigh