

PLANNING REF : 242067
PROPERTY ADDRESS : Apple Tree Cottage
: Hogmoor Lane, Hurst, Berks
: RG10 0DH
SUBMITTED BY : Mr Frank Whittaker
DATE SUBMITTED : 08/09/2024

COMMENTS:

Dear Planners,

I am in favour of small developments in Hurst such as the recent Nursery Gardens as they help the village sustain itself for the future however large developments such as 242067 are just too much in one hit.

I object to this proposed development for the following reasons:

- 1) Density - it is clearly over development of a countryside location.
- 2) It does not fall within the Development Limit of Hurst and contravenes WBC Policy CP11 and being built on a greenfield site.
- 3) The transport assessment submitted is biased, not based on fact and completely unrealistic. An unbiased and thorough survey should be undertaken to establish the real, up to date facts.
- 4) The village does not have the infrastructure to support such a large development. It has limited facilities; a shop and post office, a couple of pubs within walking distance and that's it. No doctor, dentist, chemist or shops for weekly family food shopping. A car is needed for these.
- 5) The proposed incentives are nothing short of a wish list, none being certain and most totally dependent on 3rd party permissions and funding. There are many examples of such promises never materialising after permission has been granted as WBC has little power or influence after the event.

I have lived in Hurst for 26 years and like the community spirit within it. During this time some small developments have added value to this, however any proposed development on this scale will completely destroy this.

Thank you,
Frank Whittaker