

PLANNING REF : 242067
PROPERTY ADDRESS : Tape Lane
: Hurst, Berkshire
: RG10 0DN
SUBMITTED BY : Mrs Katherine Howe
DATE SUBMITTED : 10/09/2024

COMMENTS:

I am writing to object to this planning application.

This feels a bit repetitive as it was only last year that the developer was told at appeal that this location was not suitable for development, and despite the reduction in dwellings, these reasons are still valid.

This application falls outside the village envelope of Hurst. Hurst is small, rural village and is not in need of houses, especially those that fall outside the development limit. As per many recent planning applications, it has been strongly agreed that Hurst is not a sustainable location for development. The lack of facilities and the rural nature add to this, for example: the small primary school, no doctor, pharmacy, vets, dentist, secondary school and only a small top up type shop. Whilst near to Twyford which has all these facilities, due to the fact there is barely 1 bus per hour (and often no return leg) and the walk in is along narrow, unlit pavements, anyone living here will need a car. If the expectation is that new residents will be able to commute from the station, the parking is horrendous and is already full before 7am.

The residents would be highly reliant on private vehicles based on the previous points. In a village of the current size and infrastructure, this will add additional risk for both drivers, but more importantly pedestrians, especially the young children walking to the village school, in addition to countryside users such as horse riders and cyclists. Whilst the application suggests some transport options, many of these are unviable and would be unlikely to continue in the long term. An example being the minibus which specifically only goes to Twyford & Piggott school (which is over subscribed and often Hurst kids haven't got in). This is reliant on the new residents paying a yearly levy.

This field also regularly floods, and within Hurst there are issues driven from flooding. Nearby poor residents already battle with sewage coming back up into their gardens etc and building on key fields will clearly make this problem worse. Within the past few years, the main road into Hurst from Twyford has been closed due to the depth of contaminated floodwater which closes the main route from Wokingham through to Twyford.