

PLANNING REF : 242067
PROPERTY ADDRESS : 2 Old Police Cottage
: Broadcommon Road, Hurst, Berkshire
: RG10 0RE
SUBMITTED BY : Mrs Nicole Langham
DATE SUBMITTED : 10/09/2024

COMMENTS:

I would like to strongly object to this application and would urge Wokingham Borough Council to do the same on the following grounds: This application conflicts with the current Local Plan policies and this has been confirmed by Planning Inspectors at recent appeals.

The proposed development does not fall within the Development Limit of the Parish and village of Hurst. Wokingham Borough Council's policy CP11 states that 'proposals outside of the Development Limit will not normally be permitted' unless, by exception, specific conditions are met. None of those conditions have been met in the developers proposal.

This site has not been properly assessed for biodiversity net gain and has far more biodiversity and ecology value than reported in the developers Ecological Report. They do not mention the impact on protected priority species and all the wildlife that will be displaced once this concrete jungle lands. Villages such as Hurst should provide safe spaces for nature and not push it out or worse, be its ultimate demise.

Flooding and drainage issues are already a huge problem for properties in this area and I can only assume that the addition of 99 new homes will only massively exaggerate this existing problem. If the system cannot cope with the current number of properties then it would be crazy to add more to the failing system.

The proposal for all the foul drainage to be directed into the Tape Lane connection, will overload the pumping station at Broad Hinton which is already inadequate. This will not only cause further and more frequent issues with the toilets of existing residents in the surrounding area but also cause problems for the new residents. The site itself already suffers from surface water flooding at various times during the year. The designated location for the emergency, bus and pedestrian cycle access listed as No.2 on the Masterplan document on Tape Lane has been completely under water making the road

impassable on multiple occasions over the past couple of years since the new development of 11 dwellings was added, so not a suitable location for any form of access, emergency or otherwise when the road is completely flooded.

Huge increase in traffic for the village as a whole not to mention the single car width section of Tape Lane which is already overly busy with vehicle use and a hazard to walk along, so not a suitable location to throw a bus service into the mix. The residents of this huge development alone will be providing an additional 250+ cars to the village roads not to mention all the trades people, delivery drivers and guests travelling into and out of this massive housing estate. The Hurst highways cannot cope with this increased traffic and the pollution that this brings with it.

A housing estate of this size will attract a huge number of families and no idea where all these additional children will go to school. The village school is already at full capacity and unable to cope with these numbers and with no allocated secondary school for the

children of Hurst they will have to travel further afield as the closest options are already full with children living closer to the catchment requirement. Again this results in more car use as only way to reach these distanced schools.

Amenities in the village are limited with residents compelled to travel elsewhere for groceries, pharmacies, dentist, doctors, vets etc. As public transport is very basic and limited this again requires the need for travel by individual vehicle, once again clogging our roads

Mention of a number of proposed incentives, however they would be heavily reliant on outside factors such as permissions and funding that are beyond the developers control so unable to promise any of these ideas they have come up with.

Hurst currently has 36 properties on the market with many having been for sale for lengthy periods, some in excess of a year so points to the fact that additional housing is not required for the village as options starting from 260,000 are freely available to purchase.

I hope upon reading feedback from the residents you will make the decision to refuse this planning application.