

PLANNING REF : 242067
PROPERTY ADDRESS : Oak Cottage
: Oak Cottage School Rd, Reading
: RG10 0DR
SUBMITTED BY : Mr Patrick Haycocks
DATE SUBMITTED : 17/09/2024

COMMENTS:

The influx of those populating these new homes together with their cars and children poses both an environmental and a practical threat. Their daily movements represent unwarranted dangers and their basic everyday needs in terms of schools, medical facilities and transport links just could not be met.

I had thought that common sense had prevailed when a previous barrister led challenge to this application was successful. True, the scale was greater but the current proposal for 100 new homes in Hurst fails to appreciate the impact that such a dense suburban inroad would have on both the local environment and the local community.

This application flies in the face of what is quintessentially a rural village community. It makes no concession for the fact that the proposal is in direct conflict with WBC's development plan, that it does not meet a number of agreed and specified conditions and that it remains a Greenfield site.

It's difficult to quantify the impact of a hundred new homes and their associated owners. The influx of so many families would bring about a variety of significant requirements and adjustments which are demonstrably unsustainable. Those populating these new homes together with their cars and children pose both an environmental and a practical threat. Their daily movements would represent unwarranted dangers and their basic everyday needs in terms of schools, medical facilities and transport links just could not be met. The local road, sewerage and drainage infrastructure simply couldn't cope. It is already at capacity with flooding known to be a widespread hazard in and around this area - corroborated and affirmed by the Environment Agency's online assessment. Mitigation is not an answer. Hurst has embraced these issues for many decades.

This is not a NIMBY response. Common sense should prevail. Here we have a development proposal which is of an entirely unsuitable scale and which is demonstrably unsustainable.

The viability of this site for large scale development has already been comprehensively tested and rejected. I'm afraid that halving the number of proposed houses fails to address the key issues. It remains an overwhelming proposal which has no merit in terms of the fulfilment of the local development plan and continues to represent a scheme which is completely at odds with the kind of development that a village like Hurst could sustain. A further rejection is the only sensible course of action.