

PLANNING REF : 242067
PROPERTY ADDRESS : Forest Road
: Wokingham, Berkshire
: RG40 5QY
SUBMITTED BY : Mr Russell Phillips
DATE SUBMITTED : 17/09/2024

COMMENTS:

I object to this proposed development in Tape Lane in Hurst. The proposed site was determined to be unsuitable for development in the Wokingham Borough Council Local Plan Update in 2021. This site is also not be included in the more recent Local Plan Growth Strategy.

Hurst as you are well aware has a "village feel" and most definitely a rural character. Most of the houses in the village have been single developments, designed to retain the character of the village. A development of this nature is completely destructive to the village and perhaps more importantly is directly in conflict with the current WBC development plan policies. The proposed site is also outside the development limit of the Parish and WBC Policy CP11 specifically states that such developments will not normally be permitted unless specific conditions are met. None of these conditions are met in this proposal.

Hurst has limited public transport infrastructure, with residents being reliant upon a car for transport. Adding another 99 dwellings with an average number of cars per dwelling at 1.6 means an additional 158 cars travelling through the village. When WBC is very active in telling its residents about the ongoing climate emergency in the area, adding more car traffic seems to be totally against the philosophy of reducing our climate impact.

In summary. There seems little point in having policies in place to limit unsustainable and unsuitable developments if the council is unable to enforce them. This development should therefore be rejected.