

PLANNING REF : 242067
PROPERTY ADDRESS : Crackington
: Tape Lane, Hurst
: RG10 0DP
SUBMITTED BY : Mr Graham Welch
DATE SUBMITTED : 18/09/2024

COMMENTS:

I am writing to OBJECT to the planning application 242067 - Land between Lodge Road and Tape Lane RG10 0EG.

My wife and I moved to Hurst with our young family 23 years ago and really enjoy its rural outlook, friendly community, wildlife and dark skies at night. Hurst is a lovely place to live. We are lucky enough to overlook the proposed site from Tape Lane and very much enjoy seeing the horses, ponies and donkeys that graze there, in addition to fox, deer, rabbits and numerous species of wild birds that enjoy the hedgerows, wild meadow in summer and of course the very large pond that is in the field every year during the winter months.

The applicant has already had planning for 200 houses on this site Refused after appeal in 2023 and this new application is a cynical attempt to address concerns raised at the prior appeal that I do not believe they have any intention of honouring. They care nothing for the community and rural outlook that Hurst enjoys and are simply trying to exploit the new Labour Government's plan for new housing and line their pockets.

My reasons for objecting to this application are as follows:

The Development Limit

The proposed development site does not fall within the Development Limit of the Parish and village of Hurst. Wokingham Borough Council's Core Strategy Policy CP11 of the Core Strategy explicitly 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 by this proposal.

Wokingham Borough Council should be doing all it can to protect 'greenfield' sites like this one in Hurst and doing all within its powers to develop housing on 'brownfield' sites.

Increase in private cars in and around Hurst

This is not a sustainable development proposal as residents will be dependent upon private cars to access services as we always have been. Hurst is not well serviced by Public Transport and residents are dependent upon the motor vehicle to access Shops, Schools, Work, Doctors, Dentists etc. Adding 99 dwellings will only increase the number of cars (circa 200 private vehicles) and delivery vehicles on the roads in and around Hurst making it a less safe place to live.

The cynical proposal to provide a mini bus service is financially unviable and those residents who already own a car will not want to pay for it. Thus making the financial burden on those that really

need it impossible to afford.

Character & Identity of the village

The proposal does nothing to retain or enhance the rural character of the landscape and features of the village of Hurst. The development will create a suburban 'mass' of properties completely at odds with the surrounding roads and existing houses and dwellings. The proposed development will result in the complete loss of a beautiful natural green open space that has existed between the settlements of Whistley Green and Hurst for over 900 years.

Housing Density

Hurst is a beautiful village spread out over a very large area and benefits from low housing development density currently 13 dwellings per hectare. 99 dwellings on this site will be a major overdevelopment of a Greenfield countryside location with approximately 25 dwellings per hectare.

Light Pollution

Modern housing estates have street lighting. This will have a massive detrimental impact on the night time environment at the site and surrounding roads and lanes. Notwithstanding the additional light pollution from the 99 new dwellings.

Infrastructure.

Hurst only has very basic facilities in the form of a small convenience store and sub Post Office that is only open part time. To access Doctors, Dentist, Secondary schools, opticians, supermarkets and vet services residents are dependent on their cars to reach these in surrounding Twyford, Wokingham, Bracknell and Wargrave.

Please, please, please OBJECT to this planning application.

Kind regards,
Graham Welch
Crackington
Tape Lane
Hurst