

PLANNING REF : 242063
PROPERTY ADDRESS : Grange Farm
: Islandstone Lane, Hurst, Reading, Berks
: RG10 0RJ
SUBMITTED BY : Dr Michael Ewart
DATE SUBMITTED : 24/09/2024

COMMENTS:

I am writing to object to this application for the following reasons:

1) Flooding: this application grossly underestimates the problem of flooding in Islandstone Lane, which occurs on a regular basis, rendering the lane impassable. The site is in a floodplain. Two of the residents currently park their cars in our courtyard whenever it floods because they cannot drive their cars to their property - they have done so at least 20 times in the last two years. We have many photos and videos of flooding in the lane and on occasions this has led to cars being abandoned, partially submerged at the junction between Islandstone Lane and Nelsons Lane. These lanes are narrow single track roads with no passing places and deep ditches.

When

vehicles meet, one has to reverse, often for substantial distances and when the border of the ditches cannot be seen due to flood water, this is dangerous. Increasing the number of pitches on this site will exacerbate the problem of flooding.

2) Sustainability: the village shop and school are 1.5 km away not 650 metres as stated in the application. This will of course lead to

increased car use on these narrow roads. Public transport services are poor in Hurst and the lack of shops and a doctors' surgery will also increase private car use. There would be increased pressure on local infrastructure and services.

3) Local amenity and environment: these would be adversely affected by the increased number of pitches and the increased density of homes which represent an overdevelopment of the site, being an inappropriate increase in the scale and footprint of the current pitches. This is not in keeping with the local area and village, most of which are single dwelling per plot and the site, which is clearly visible from the lane, would dominate the existing rural community.

4) The proposal to increase from 2 to 6 pitches would lead to inadequate provision for on-site facilities that meet best practice for modern Traveller site requirements, including play areas, storage and provision for recycling and waste management.

5) Vehicular access to the Highway: as stated above, these are very narrow lanes and are unsuitable for the increased number of vehicles accessing these lanes (including servicing arrangements) and would adversely affect road safety. Entering and leaving the site is already hazardous due to the poor sight lines.

6) The site does not have access to essential services such as water supply, sewerage, drainage and waste disposal and this would be exacerbated by the proposed increase in the number of pitches.