

PLANNING REF : 242063
PROPERTY ADDRESS : Stebbings
: Broadcommon Road, Hurst, Berkshire
: RG10 0RE
SUBMITTED BY : Mr Ray Clark
DATE SUBMITTED : 25/09/2024

COMMENTS:

We object to Planning Application 242063 the Application Form (PP-13327536, planning portal ref PP-13327536) for the following reasons.

Assessment of Flood Risk

The original application for a gypsy pitch was granted on appeal. The objection that a single pitch was going to cause yet more of a flood risk was overturned. Since the site has been established in 2010, the flooding along Islandstone Lane has been worse and more regular. Granting another 4 pitches could well be the tipping point at which properties in the surrounding area that have never flooded, not only come under threat, but suffer the consequence of a poorly thought through application being granted.

The application flood risk responses in the application are incorrect. The land and roads adjacent to the application is subject to regular flooding. Roads are regularly impassable due to flooding including multiple times in 2024. It is also within 10 to 20m of watercourses and will increase the flood risk to local properties.

As well as the incorrect data relating to the flood risk, the application has more false statements, the ones we've noticed are.

1. Existing Use - Gypsy Pitch

This is not true, as a gypsy pitch is defined as "land provided for a household which should be big enough to provide an amenity block, a mobile home, a touring caravan and parking for two vehicles". The existing site known as "Wind in the Willows" has been developed far beyond this definition, with the number of vehicles parked overnight, almost always exceeds two. The types being large 4x4's, lorries, tractors, industrial plant vehicles.

2. Vehicle Parking

It states the existing and proposed vehicle parking spaces is/will be one car. This is a an untrue statement. As has been seen from the original application, the expansion of the travellers site will significantly increase the number of vehicles and vehicle types. The vehicle movements will have an impact on the local environment, access routes and the surrounding community.

3. Trees and Hedges

It identifies "no" to trees or hedges adjacent to the proposed development. This isn't true. Anyone visiting the site can see the adjacent land consists of trees and hedges.

4. Industrial or Commercial Processes and Machinery

Another false statement relates to the industrial machinery which is usually located on the site. Perhaps it has been relocated for the duration of this planning application, but will likely reappear once a decision to accept or reject has been taken.

5. Site Visit

It states the site cannot be seen from a public road (there is no footpath, but it's a country road, so walked on by ramblers/dog walkers). This isn't true. The site is adjacent to the road and clearly visible.

Foul Sewage

The application is incomplete as it does not identify how foul sewage is to be disposed of. The disposal of foul sewage is a major problem, which is perhaps why it has been ignored.

Pre-application Advice

This item been redacted, but no reason given. Is there something we should know? It would be appropriate to have full visibility of what advice the local authority had been provided and by whom. There are so many false statements on this application, this response by the applicant could also be false. In addition, it is noted that the local authority have previously made comment on lack of pre-application advice on other planning applications from this site.

With reference to the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document January 2010.

CP1 This planning application will...

- ...not avoid increasing risks of all forms of flooding.
- ...not minimise the emission of pollutants into the wider environment.
- ...not limit any adverse effects on water quality (including ground water).
- ...not maintain or enhance the high quality of the environment.
- ...not ensure for the provision of adequate drainage.
- ...not enhance the high quality of the environment.
- and...
- ... it will not support opportunities for reducing the need to travel, in fact quite the reverse.

CP2

This planning application does not satisfy the requirement to contribute to the local community.

CP11 This planning application does...

- ...result in the inappropriate increase in the scale, form or footprint of the original building.
- ...and
- ...does not contribute and/or promote recreation in the countryside.
- ...does not satisfy the requirement to contribute to diverse and sustainable rural enterprises.
- ...does not avoid excessive expansion of development away from the original buildings.