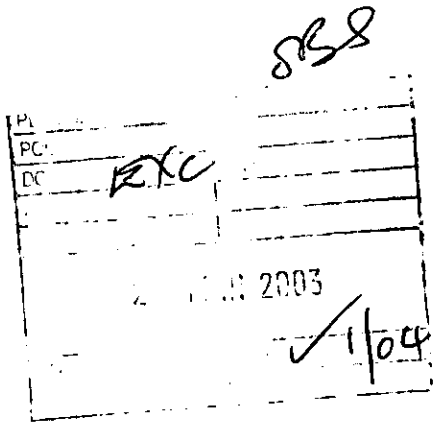
F/2002/8039

School Road, Hu[illegible]

Public Conveniences

2 of 2



Mrs G. Gray
2 Broadwater Cottage
Broadwater Lane
Hurst
Berkshire RG10 0EL

Dear Ms Circuit

17 April 2002-04-17

Re : Application No F2002/8039 School Rd

Having objected to the precursor of the above application and having read the council's response, I did not object again to the second, above, application. This was not because I had changed my mind or opinion, but because it appeared, from reading the council's report, that all of the villagers' objections had been thrown out as being without merit and that the developers only had to throw enough money at the council to get the application passed.

However, the matter has weighed on my mind, so I am now writing as a last attempt to protest at the proposed development.

I cannot understand how 'the impact on the character of the surrounding area' can have been written off by yourselves. Your council should be looking at the village as a whole and not just at one road. School Road is currently very much representative of the character of the village. To knock down four houses, replace them with '25 new dwellings' and state that this does not have a significant impact on the character of the village is ridiculous. The village does have a semi-rural feel which an application like this one will erode. There is only so much erosion of character the village can take before it becomes just another suburb of Reading.

Your report quotes different parts of Hurst to justify how this one development would not irreparably harm the character of the village. However, these are different parts of Hurst and their impact cannot be compared to having all those parts included in one development. Braybrooke Drive and Cranford Drive, for example, are quoted to support backland development, but without acknowledging the fact that those 'developments' (if they could be called such) include a reasonable amount of green space and trees and are of vastly lower density than the proposed application. Martineau Lane is quoted to justify the 'compact' plot widths. Yet the report does not acknowledge that Martineau Lane is developed in a semi-circle around the village green which considerably lowers the impact of its density. If this development were to include an equal percentage of 'green' recreation land, I would support it wholeheartedly. However, it does not, and its impact will be far greater than that of Martineau Lane.

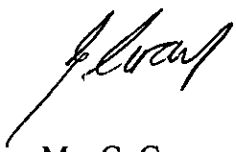
What you seem to totally dismiss, is that this development is a combination of all the worst aspects of every other example you have quoted without the leavening of any of their better aspects. When all of those aspects are included in one small space, then the character of the road and of the village cannot fail to be harmed. Those of us who live in Hurst wish to keep it a village. We value its identity and character and do not wish to see that identity destroyed by badly thought-out large developments.

Given that the Planning Inspector has already judged Hurst to be a place which is not recommended for additional housing within the District, I am surprised that your department appears to be giving the above application serious consideration. I am also surprised that your definition of 'limited infilling and small windfall development' takes account only of the size of the plot and not the density to which it is filled. From my point of view, a development of 25 houses to replace 4 is not a 'small' development and could certainly not be called 'limited infilling'.

I also found your response to the problem of numbers at St Nicholas Primary School incomprehensible. Surely the best use of money and land would be to buy land for the school to expand onto. It is currently an infant and primary school, so if a nearby (but not necessarily adjacent) site could be identified, then the school could be split. Of course, £69,012 won't go far towards purchasing another site in Hurst. I also note that the location of this development would be a prime site for school expansion, located as it is just across the road. Perhaps you should ask the developer to redesign his plan to include an infant school!

I hope that your council can understand and take account of the views of the residents of Hurst. We live in a beautiful semi-rural village which has a strong community and a strong sense of identity. Don't use the worst developments of our village to justify continuing in that pattern. Developers can produce a design which is more sympathetic to the character of our village and should be asked to do so.

Yours sincerely,



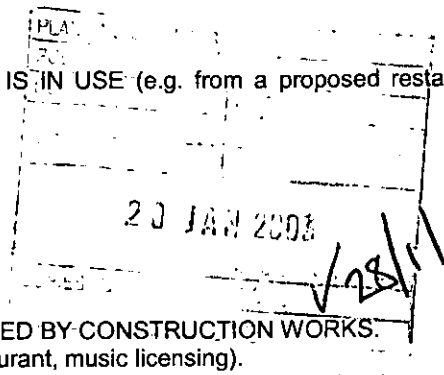
Mrs G. Gray

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8039. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8039

YOUR NAME: Mr I. LANGER

YOUR ADDRESS: (if these details are incorrect please amend)
THE RUSSETT LODGE ROAD
HURST
BERKSHIRE
RG10 OEH

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: I object to this duplicate on the same basis as my objection to application F2002/6072. Namely:
1. The application if granted will place an unsustainable traffic burden on local roads. Increased traffic will also make these roads less safe for children going to and from school.
2. The additional burden the increased population will place on local amenities and facilities including the already full school.

Continue over the page if more room required

over

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

3. The planning application is a significant development in an un-sustainable location in a category B settlement.

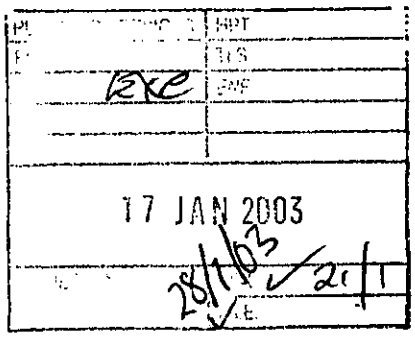
4. The need to safeguard the colony of great crested newts and bats found on the site.

0788

	HPT
	TLS
EXC	ENF

17 JAN 2003

28/1/03 21/1



Hinton Farm House,
Hinton Road,
Hurst.
Berkshire.
RG10 0BP.
Tel: 0118 9341 113
E.Mail. sewin@telinco.co.uk

13 – 1 – 2003

Ms Emy Curcuit
1 Environmental Services Department
Wokingham Unitary
P.O.Box 157
Shute End
Wokingham
Berks RG10 1WR

Dear Ms Circuit 8039 + photos

Ref Planning Application F2002/6072
Demolish existing four dwellings, Ashington, Tumbleweeds, Rose Vale and Mufulira on School Road, Hurst and erect 25 mixed dwellings.

I would refer to the above application which I have further examined after my letter of 4th April and request that it be refused. for the following reasons:-

1 Over development of the site
The number of mixed dwellings is excessive on this site and a dramatic change in density. It constitutes a major development in a village already short of infrastructure

2 Traffic
Traffic generated by this development of some 130 movements per day, some at school starting and stopping times will be particularly hazardous as there is also an increase in pedestrian traffic at the same school times..

3 Flooding
The recent heavy rains have shown how serious flooding can be in Hurst as the sponge effect of gardens and grass is removed by more houses. This development will have a drastic effect on School Road and the whole surface water system by increased road surface and removal of trees. Rain water will clear immediately instead of by slow seepage.

4 Design
The individual design and the total housing mass is completely out of keeping with the village street scene in any part of the village. The village pattern is a single row of houses along the roads. The last major development, Martineau Lane has this with the road encircling a village green. This proposal has houses close packed facing different directions in two rows.

5 Local Plan.
The Inspector when examining the Local Plan stated that "he would not recommend any of them (the then proposed developments) because of lack of facilities or infrastructure" in this village.

6 Population
The number of houses in this proposal would increase the population of the centre of the village by 9%. A village cannot remain a cohesive entity with repeated growth such as this.

7 Dwellings in the village.
Over recent years there has been an increase of 91 dwellings, a growth of 27% over existing. An additional 25 would take this increase to over 31%. This in a village which the Inspector identified lacked facilities or infrastructure

I enclose three photographs taken of the site and the village . The site is marked in red and Martineau Lane in green. These reinforce my comments above.

I therefore request that the application be refused

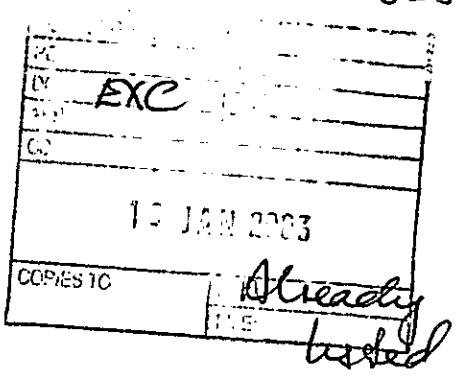
Yours sincerely

Ian Richardson

Copy to Cllr Annette Drake

Willow Trees, Tape Lane, Hurst Berks RG10 0DP

SBS



Ms E Circuit
Planning Dept.
Wokingham District Council
Shute End. PO Box 157
Wokingham RG40 1WR

8th January 2003

Dear Ms Circuit

Planning Application No: F/2002/8039
Land at Ashingdon, Tumbleweeds, Rose vale & Mufulira,School Rd.Hurst

Further to my letter to you dated 2nd January 2003, copy attached, I now enclose the photographs taken 01.01.03 of the flooded area of the back garden of Mufulira . One photograph includes the house to confirm the property.

Yours sincerely

Margaret E Allen

Willow Trees, Tape Lane, Hurst Berks RG10 0DP

PLANNING SERVICES
POL
ENF
CS
10 JAN 2003
COPIES TO

Ms E Circuit
Planning Dept.
Wokingham District Council
Shute End. PO Box 157
Wokingham RG40 1WR

2nd January 2003

Dear Ms Circuit

Planning Application No: F/2002/8039
Land at Ashingdon, Tumbleweeds, Rose vale & Mufulira, School Rd. Hurst

My letter to you dated 20th December 2002 listed a number of concerns regarding the above proposed planning application. I have further observations to make on Point 3 of my letter:

The infrastructure for sewers and drains is inadequate Much of the excess water is at present taken up by trees and the application proposes the felling of 57 of these trees which would generate a greater risk of flooding.

Due to the heavy rain recently I would like to bring to your notice the flooding on part of the site of the proposed development. Hurst is at the moment suffering from considerable problems with flooding and several roads are completely closed to traffic. The end half of the back garden of Mufulira is at present under water - 11 inches deep measured by the back boundary with Willow Trees on 1st January 2003. (The garden lies slightly lower than the garden of Willow Trees and has been under water many times during the 36 years I have lived at Willow Trees.)

On January 1st 2003 I took a number of photographs of the flooded area at Mufulira and will forward these to you when they have been processed.

I am deeply concerned that if a development of the size proposed were to be approved flooding would be a very big problem on this site. The large number of extra houses proposed plus the felling of 57 trees, which at present take up good deal of water from this land, would be a contributing factor to even greater flooding than is on the site at present.

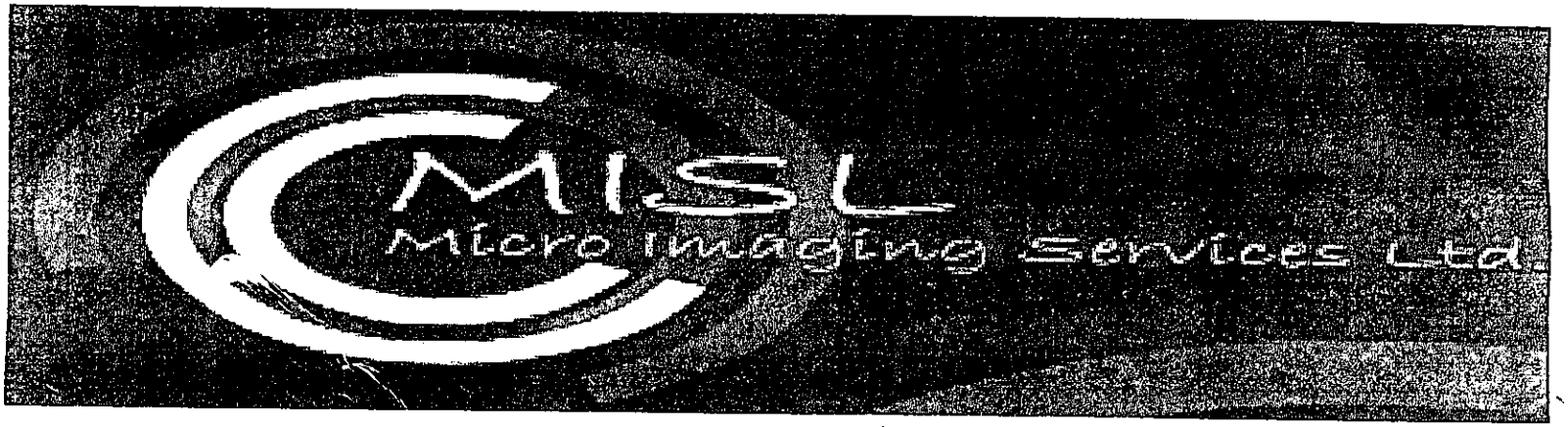
I do earnestly request you visit the site to observe the current flooding and that the above proposal be refused.

Yours sincerely

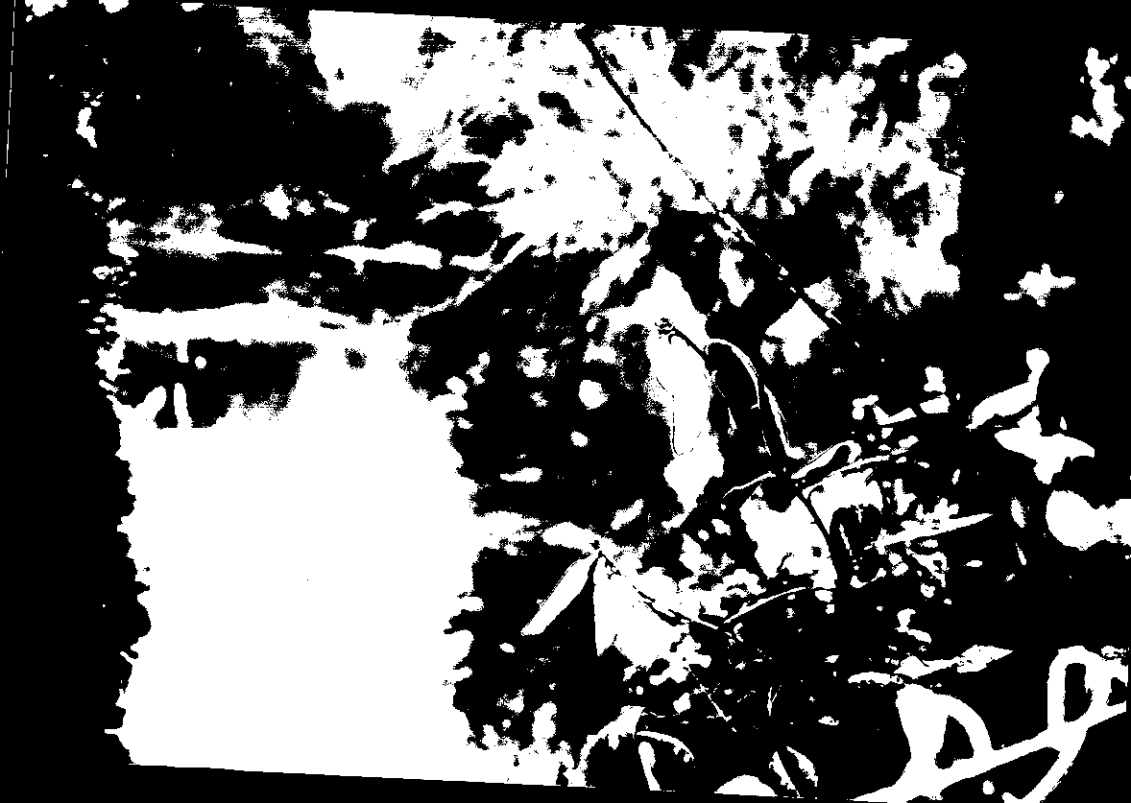
Margaret E Allen

Copy: Cllr. Mrs Annette Drake
Mrs Zenna Isherwood – Mufulira, School Road.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



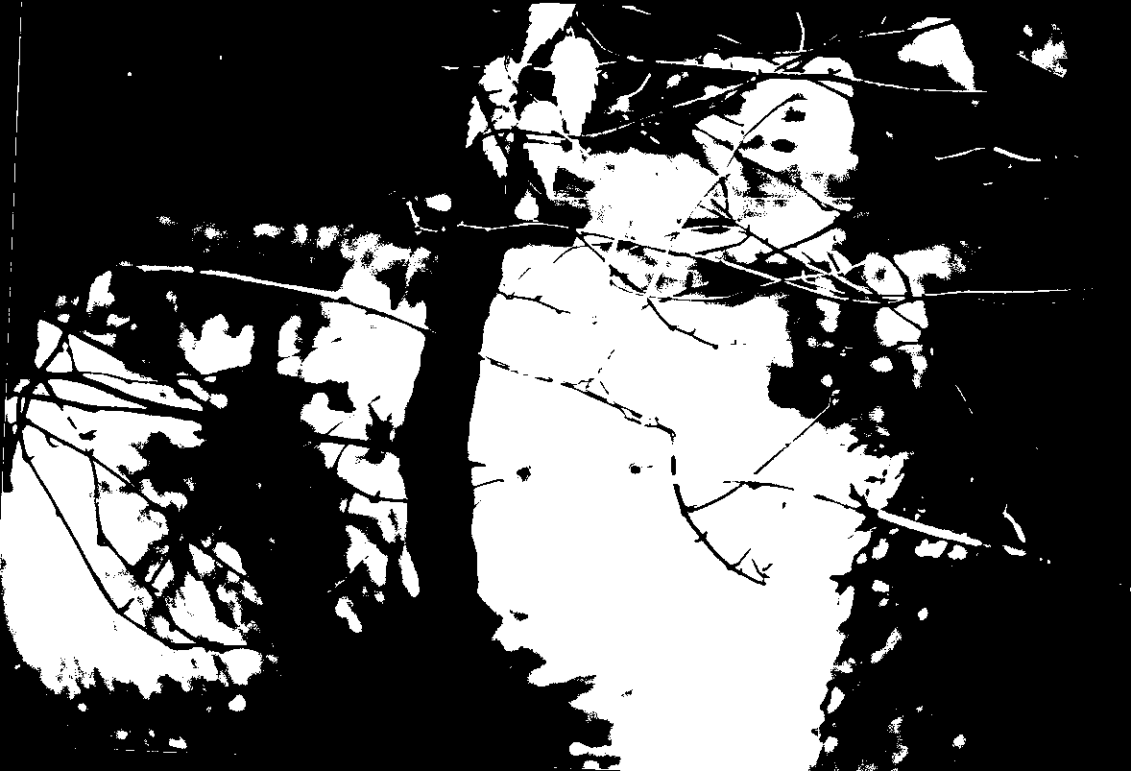
FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN



Back garden of Mu Pulira,
School Rd. Hurst. Then end
boundary fence.

✓ Flooding 1 Jan 03

Planning Application: F/2002/8039



Back garden of Mulberra, School Rd, HURST from end boundary fence

— Flooding 1 Jan 03

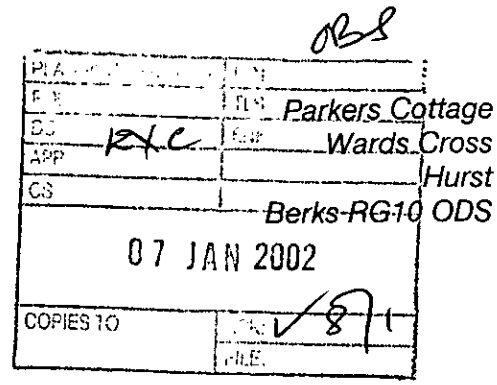
Mulberra house in background

Planning Application: F/2002/8039



Back garden of Rupulira
from end boundary fence
– flooding 1 Jan 03

Planning Application: F/2002/8039



RE: Application No. F/2002/8039

6 January 2003

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

Dear Ms Circuit

New Development in School Road

I am writing to express my deep concern over the proposed development of 19 houses and 6 flats in School Road, Hurst. This development would be totally out of character in School Road where old and new houses are set in their own gardens. Even more worrying, the village simply does not have the range of services, facilities or infrastructure to take such a large number of new homes.

I understand that this development, combined with 10 flats at Dorndon House, 22 flats at Bonhomie Court and possibly as many as 3 new houses on Harlyn House in School Road would mean 56 new homes – an increase of 7.5% in the number of homes in the parish.

School capacity:
St Nicholas Primary School is already full, and there is no room for expansion. It is unacceptable that this development would threaten the ability of parents within the parish to send their children to their local primary school.

Traffic:
School Road is exceptionally busy when children are being taken or picked up from St Nicholas Primary School. The road is reduced to single carriageway at these peak times, which also coincides with heavy use by commuters. The addition of at least 25 and possibly as many as 50 traffic movements at peak times generated by this development would add to the problems.

Infrastructure:
I understand that the current infrastructure of sewers and drains is inadequate and would not be able to take the additional volume generated by 20 buildings.

Threat to trees and animals:
Hurst is renowned for the exceptional tree cover in residential areas, especially on School Road. The felling of what I believe to be 57 trees on this site will prove a disaster from a visual point of view and damage the environment. These trees currently take up much of the excess water in the soil, and their removal will mean more surface water and greater risk of flooding.

The Council also has a duty to protect the great crested newts and bats which inhabit the site.

Unsustainable
The locality cannot sustain this scale of development. In particular the 128 bus does not meet the Council's sustainability criteria for Category B settlements.

I hope that these matters demonstrate why this proposal should be rejected.

Yours sincerely

Hupton.

Hayley Upton

PLANNING SERVICES	IT
POL	TLS
DC EXC	ENF
APP	
CS	
06 JAN 2002	
COPIES TO	ACK ✓ 8/1
	FILE:

Brookwood
Braybrooke Drive
Hurst
Berkshire
RG10 ODW

4-Jan-03

Dear Sirs

F/2002/8039 School Road development Hurst

I am writing to object to this proposed development.

Amongst a number of reasons:

1 Un-sustainability – the local bus service does not meet the criteria.
2 Traffic.
3 Pressure on schooling
4 Protected species – newts and bats on the proposed site
5 Damage to local environment through felling of trees with flooding implications.

Yours faithfully

K C Dilley

EXC

06 JAN 2002

COPIES TO | ACK 6/01/03 | FILE

Willow Trees, Tape Lane, Hurst Berks RG10 0DP

Ms E Circuit
Planning Dept.
Wokingham District Council
Shute End. PO Box 157
Wokingham RG40 1WR

2nd January 2003

Dear Ms Circuit

Planning Application No: F/2002/8039
Land at Ashingdon, Tumbleweeds, Rose vale & Mufulira, School Rd. Hurst

My letter to you dated 20th December 2002 listed a number of concerns regarding the above proposed planning application. I have further observations to make on Point 3 of my letter:

The infrastructure for sewers and drains is inadequate Much of the excess water is at present taken up by trees and the application proposes the felling of 57 of these trees which would generate a greater risk of flooding.

Due to the heavy rain recently I would like to bring to your notice the flooding on part of the site of the proposed development. Hurst is at the moment suffering from considerable problems with flooding and several roads are completely closed to traffic. The end half of the back garden of Mufulira is at present under water - 11 inches deep measured by the back boundary with Willow Trees on 1st January 2003. (The garden lies slightly lower than the garden of Willow Trees and has been under water many times during the 36 years I have lived at Willow Trees.)

On January 1st 2003 I took a number of photographs of the flooded area at Mufulira and will forward these to you when they have been processed.

I am deeply concerned that if a development of the size proposed were to be approved flooding would be a very big problem on this site. The large number of extra houses proposed plus the felling of 57 trees, which at present take up good deal of water from this land, would be a contributing factor to even greater flooding than is on the site at present.

I do earnestly request you visit the site to observe the current flooding and that the above proposal be refused.

Yours sincerely

Margaret E Allen

Margaret E Allen

Copy: Cllr. Mrs Annette Drake
Mrs Zenna Isherwood – Mufulira, School Road.

obs

POL	
DC	
APP	
CS	
06 JAN 2003	
COPIES TO	2/01/03

"Crackington"
Tape Lane
Hurst
Berkshire
RG10 ODP

Ms. Emy Circuit
Development Control Officer
Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

3rd January 2003

Dear Ms Circuit,

RE: Application Number: F/2002/8039

Further to our letter dated 11th April and 30th December last year which included a number of reasons why the application should be refused, I need to raise a further point which must be drawn to your attention most urgently.

As a result of the recent heavy rain the Wokingham, Hurst and Twyford area has experienced some serious flooding including complete blocking of local road access.

I am particularly concerned as to the impact of a development on the proposed site, land at Ashingdon, Tumbleweeds, Rose Vale and Mufulira in School Road, Hurst. As you will see from the pictures taken today, at least one third of Mufulira's garden, which partly abuts to our back garden is completely underwater.

We understand that as many as 57 trees are due to be cleared. Given that these trees take up much of the existing water fall, (as well as providing habitat for local wildlife), we are most concerned that the *infrastructure for sewers and drains are inadequate* and will post a danger to flooding of our own properties.

Please can we ask you to consider most seriously our concerns and that the Council should refuse planning permission.

Yours sincerely,

Ruth & Graham Welch

cc. Cllr. Mrs A. Drake

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

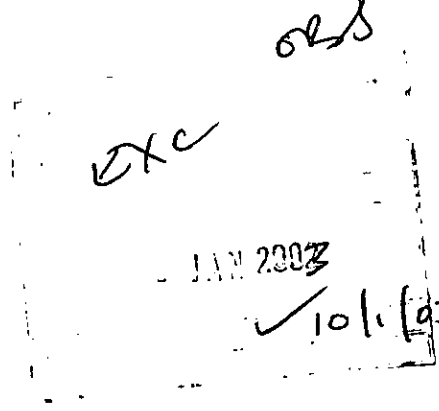
VIEWS INTO 'MULFULIRA' FROM 'CRACKINGTON' TAPE LANE, SHOWING EXTENSIVE FLOODING

TAKEN JAN 3. 2003.









Bevendene
School Road
Hurst
Reading
Berkshire
RG10 0DR
31 Dec 2002

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit

Planning Application F/2002/8039
Land at Ashington, Tumbleweeds, Rose Vale & Mufulira, School Rd., Hurst.

I am writing to you to register my objection to the above application. I believe that there are very many grounds for objection, and suggest that all the following points be taken into account.

1. Density. The existing plan view shows that whilst the four existing properties enjoy large plots, this is in keeping with others in the locality. To replace four with 25 - over 6 times the current number – is surely excessive. It would totally change this "heart of the village" location. This is a rural village: not an inner-city suburb.
2. Education. St. Nicholas CE Primary School is over-subscribed. Your colleagues in the Education Department at WDC, as the Local Education Authority, have stated that there can be no increase in the standard number. In addition they have confirmed that there can be no further expansion on the site. So any increase in pupil numbers would require a new and larger school on a new and larger site. I am sure you will be familiar with the supplementary planning guidance adopted January 2002. Section B2.1 states "where a new development generates additional demand for nursery and school places which cannot be met by the existing provision most likely to serve that development, developers will be expected to meet the full cost of any additional accommodation or site requirements needed to meet that demand". The application site is within about 50 yards of St Nicholas, so St Nicholas must indeed be "the existing provision most likely to serve that development". Section B2.2 goes on to state "if a new school is required as a result of the development this will include the provision of a suitable, local site". Section B2.6.2 details the child yield rates: this development would be expected to result in a need for some 13 additional primary children. I conclude that this development, if approved, would require a new school.
3. Traffic. School Road is already hazardous for children arriving at school. The combination of parents parking along the road (effectively reducing it to a single traffic lane), rat-running commuters and primary-age children is a dangerous combination indeed. The additional traffic movements which would result from the development will exacerbate the situation. I suggest that this may indeed conflict with the Government's current "Safer routes to school" initiative.

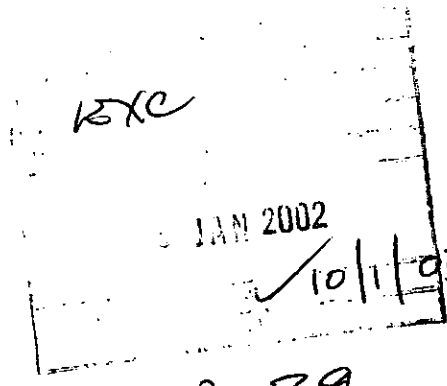
4. Density. An appeal inspector noted a few years ago that School Road was predominantly large plots, and that although he was allowing the appeal for development of one site (land adjacent to Barleycorn), this should NOT be considered as precedent in future applications.
5. Sustainability. The Government Planning Inspector recently rejected all major developments in Hurst as not sustainable.
6. Utilities. I would doubt if the current utilities supply in School Road (water, sewage etc) could cope with such a massive increase in load. Further major disruption would seem inevitable as new supplies are installed. More danger to our children travelling to school.
7. Construction traffic. A large amount of construction traffic right outside a primary school must represent yet another risk to our children.
8. Appearance. Some of the frontage houses have mock Tudor features, more suited to a new town than a rural village.
9. Flooding. The School Road drainage already fails to cope with anything more than light rain. The garden of Mufulira is under water for extended periods. The development would result in a large net reduction in the number of trees. I conclude that this development would almost certainly increase the flood risk.
10. Street Lighting. Almost no-one wants lighting in the village, but this development will inevitable include it.
11. Parking. There is insufficient provision for parking for the 2-bed properties and the flats.
12. The street scene. The frontage 5-bed houses have only single garages. Surely insufficient these days. In addition they have single width driveways. Surely most owners would wish to widen them, and the end result would ruin the street scene, ending up looking like an urban car park.

For all these reasons I strongly feel that this application should be refused.

Yours sincerely,



David Boulton



Bevendene
School Road
Hurst
Reading
Berkshire
RG10 0DR
31 Dec 2002

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End

Section B2.6.2 details the child yield rates: this development would be expected to result in a need for some 13 additional primary children. I conclude that this development, if approved, would require a new school.

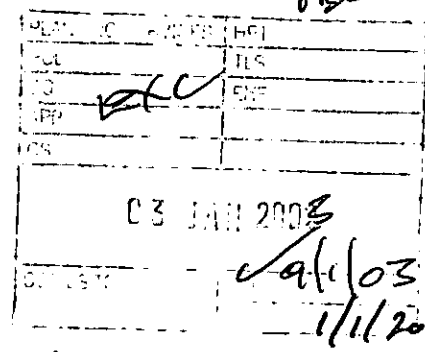
3. Traffic. School Road is already hazardous for children arriving at school. The combination of parents parking along the road (effectively reducing it to a single traffic lane), rat-running commuters and primary-age children is a dangerous combination indeed. The additional traffic movements which would result from the development will exacerbate the situation. I suggest that this may indeed conflict with the Government's current "Safer routes to school" initiative.

For all these reasons I strongly feel that this application should be refused.

Yours sincerely,

David Boulton

OBS
PLAN. CONTROL | HPI
TLS
EXC
ENF
APP
CS
03 JAN 2003
9/1/03
1/1/2003



Mr & Mrs M. T. Pink
"Green End"
Wards Cross
Hurst Village
Berks
RG10 0DS

Wokingham District council

Shute End.
P.O. Box 157.
Wokingham
RG40 1WR.

For the Attn of MS. Emy Circuit.

Dear Sirs

Re. Application no. F/2002/2039
School Rd Hurst.

I would like to register my objection to the above planning application for the following reasons:-

a) I believe the character of School Rd will be irreparably changed by the introduction of 25 new dwellings. which will in turn result in a change of character for the Village as a whole. A village many people come to walk and relax due to its rural charms.

b. I understand there are measures already in hand to calm traffic in and around School Rd. Which with the local School, I am sure more than so additionall vehicles residing in this road can do nothing but harm.

c. Flooding has become a regular feature in Hurst. in recent years. I understand that the Gardens of the properties currently onsite have been known to suffer. 25 instead of 4. building will sureley only exacerbate the situation.

I am not against new builds in principle (indeed my salary is helped by the construction industry) but should a proposal such as this be considered perhaps more affordable properties for local lads & lasses would be more acceptable.

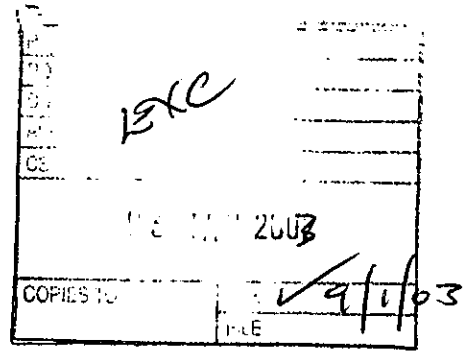
Yours faithfully

Martin [illegible]

Mr & Mrs T. Taylor
3 Wards Cross, Hurst, READING RG10 0DD

15th December 2002

Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR



For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2002/8039
Land in School Road, Hurst

We wish to object to the above planning application for 25 houses in School Rd., Hurst for the following reasons:

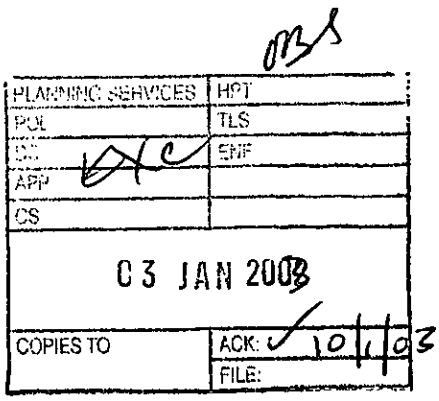
1. The proposed development represents gross overdevelopment of the site.
2. This village like many others in the district is not a sustainable location for major developments such as this as it has limited facilities.
3. The proposed development is out of character and by virtue of its density and massing does not fit in with the street scene of School Road or the rest of the village of Hurst.
4. School Road is a busy road, particularly at rush hour and also when the school is starting and finishing with extensive parking along the road whilst parents drop or pick up their children. The additional traffic generated by this development cannot be absorbed onto this road safely.
5. Public transport and other community facilities in the village of Hurst are inadequate so that this development can only generate more car journeys.
6. St. Nicholas C of E Primary School is full. There is no room for expansion.
7. The public utilities serving this small rural village will not take the additional load, particularly the foul and storm water systems.
8. The loss of a significant number of trees to this development is another unnecessary blow to the rural environment. The effect of this loss on the water table is that the water table will rise in an area where the gardens, particularly that of Mufulira, regularly flood in periods of heavy rain.

We ask that this application be refused for all the reasons stated.

Yours sincerely,

Fax: 0118 9746103

Mr David Hasler
West Orchards
Orchard Road
Hurst
Berks
RG10 0SD



Attn: Ms Emy Circuit
Planning Department
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berks
RG40 1WR

21st December 2002

Ref: Proposed building a new estate in School Rd, Hurst
Your Ref: F/2002/8039

Dear Ms Circuit,

I wish to log my objections to the above over development in Hurst.

1) the proposed development plans for the 6 flats and 19 houses to replace the 4 properties listed in the planning application is very much out of character with the majority of buildings/property and the local environment of Hurst. I understand on this small site of 2.05 acres the proposed siteing of these new properties is a serious over development of the space available. These detached houses also have so little space between them, that they are virtually becoming terraced or semi detached by being so crammed in. Even the planned terrace houses have no open space around them. This is certainly out of character in school road where all properties regardless of age are set in their own gardens.

2) According to 'The Planning Inspector' it has already been stated and rejected that 'all' major developments in Hurst be refused. I quote form that statement "hurst is not a locality that I have recommended for additional housing within the District" he further states in his report "In my opinion, the settlement does not have the range of facilities to enable sustainable development to be obtained", ie hurst does does not have he services, facilities or infrastructure to accommodate such a large increase in the number of new houses proposed.

3) The new proposed development, alongside recent other inappropriate developments at Dordon House (10 flats), bonhomie Court (22 flats) and the proposed replacement of Harlyn house also in School Road by 3 houses, would mean an increase in the ratio of homes in the parish by 7.5% (a total of 56 new homes).

4) A greater concern is the increased traffic all developments create. Especially in School Road. This would be right near to the village school and any increase in vehicle movements would pose a potential threat to parents and children in the area. The road is reduced to a single lane at peak times, with heavy use by commuters as a cut through and by local residents using the school and getting in an out of the village. A possible increase of at least 25 vehicles (as no real bus service exists), creating upto some 50 extra traffic movements at peak times could be created by the proposed development.

5) Further to this, as a recent parent, I understand the chances of getting my daughter into the village school (St Nicholas Primary School which is already full) will be reduced as any new residents in School Road could take priority over me. This has a double edged irony in that it also creates more traffic movements in and out of the parish for parents who can not get their children into the local school.

Ms Karen Eden
West Orchards
Orchard Road
Hurst
Berks
RG10 0SD

6) The current infrastructure (I am informed) of drains and sewers is also not adequate to cope with the increased foul and storm water generated by the proposed development of 20 buildings, extra hard standing and new road accesses. The area is well known to have poor drainage, and in fact part of the proposed site (the back garden of Mulfulira especially) is waterlogged several times in the course of each winter.

7) I note on the 11th December the Development Control meeting passed a proposal that the School Road site for development be refused as it is a "significant development in an un-sustainable location in a Category B settlement". The Wokingham Unitary has already adopted a policy on sustainability, that requires new housing developments should be built in urban or Category A areas. This development goes against your own policies on the criteria needed to allow developments in Category B settlements.

8) The felling of 57 trees on the site will be a disaster to local wild life and the environment in general, as well as altering drastically the view/scenery in School Road. The nature of Hurst is its exceptional tree cover in residential areas, with School Road particularly benefiting from this local green plus point. the removal of the trees will of course add to the drainage issues already mentioned above, as they currently soak up much of the excess water in the soil and prevent the greater risk of flooding.

9) I further understand from local residents around the area that a colony of bats roost in the vicinity. Their preservation must also be high on your agenda when reviewing the development plans. Also the site is home to a colony of Great Crested Newts, a European protected species. that is in serious decline and must be protected at all costs. I remind the council of its duty to protect both of these species from harm.

10) Overall this is yet another attack and potential degradation of the quality of the rural nature of Hurst and its general character.

Yours sincerely

David Hasler

Fax: 0118 9746103

EXE 085

Ms Karen Eden
West Orchards
Orchard Road
Hurst
Berks
RG10 0SD

10/1/03

Attn: Ms Emy Circuit
Planning Department
Wokingham District Council
PO Box 157, Shute End
Wokingham
Berks
RG40 1WR

21st December 2002

Ref: Proposed building a new estate in School Rd, Hurst
Your Ref: F/2002/8039

Dear Ms Circuit,

I wish to log my objections to the above over development in Hurst.

1) the proposed development plans for the 6 flats and 19 houses to replace the 4 properties listed in the planning application is very much out of character with the majority of buildings/property and the local environment of Hurst. I understand on this small site of 2.05 acres the proposed siteing of these new properties is a serious over development of the space available. These detached houses also have so little space between them, that they are virtually becoming terraced or semi detached by being so crammed in. Even the planned terrace houses have no open space around them. This is certainly out of character in school road where all properties regardless of age are set in their own gardens.

2) According to 'The Planning Inspector' it has already been stated and rejected that 'all' major developments in Hurst be refused. I quote form that statement "hurst is not a locality that I have recommended for additional housing within the District" he further states in his report "In my opinion, the settlement does not have the range of facilities to enable sustainable development to be obtained", ie hurst does does not have he services, facilities or infrastructure to accommodate such a large increase in the number of new houses proposed.

3) The new proposed development, alongside recent other inappropriate developments at Dordon House (10 flats), bonhomie Court (22 flats) and the proposed replacement of Harlyn house also in School Road by 3 houses, would mean an increase in the ratio of homes in the parish by 7.5% (a total of 56 new homes).

4) A greater concern is the increased traffic all developments create. Especially in School Road. This would be right near to the village school and any increase in vehicle movements would pose a potential threat to parents and children in the area. The road is reduced to a single lane at peak times, with heavy use by commuters as a cut through and by local residents using the school and getting in an out of the village. A possible increase of at least 25 vehicles (as no real bus service exists), creating upto some 50 extra traffic movements at peak times could be created by the proposed development.

5) Further to this, as a recent parent, I understand the chances of getting my daughter into the village school (St Nicholas Primary School which is already full) will be reduced as any new residents in School Road could take priority over me. This has a double edged irony in that it also creates more traffic movements in and out of the parish for parents who can not get their children into the local school.

Ms Karen Eden
West Orchards
Orchard Road
Hurst
Berks
RG10 0SD

6) The current infrastructure (I am informed) of drains and sewers is also not adequate to cope with the increased foul and storm water generated by the proposed development of 20 buildings, extra hard standing and new road accesses. The area is well known to have poor drainage, and in fact part of the proposed site (the back garden of Mulfulira especially) is waterlogged several times in the course of each winter.

7) I note on the 11th December the Development Control meeting passed a proposal that the School Road site for development be refused as it is a "significant development in an un-sustainable location in a Category B settlement". The Wokingham Unitary has already adopted a policy on sustainability, that requires new housing developments should be built in urban or Category A areas. This development goes against your own policies on the criteria needed to allow developments in Category B settlements.

8) The felling of 57 trees on the site will be a disaster to local wild life and the environment in general, as well as altering drastically the view/scenery in School Road. The nature of Hurst is its exceptional tree cover in residential areas, with School Road particularly benefiting from this local green plus point. the removal of the trees will of course add to the drainage issues already mentioned above, as they currently soak up much of the excess water in the soil and prevent the greater risk of flooding.

9) I further understand from local residents around the area that a colony of bats roost in the vicinity. Their preservation must also be high on your agenda when reviewing the development plans. Also the site is home to a colony of Great Crested Newts, a European protected species. that is in serious decline and must be protected at all costs. I remind the council of its duty to protect both of these species from harm.

10) Overall this is yet another attack and potential degradation of the quality of the rural nature of Hurst and its general character.

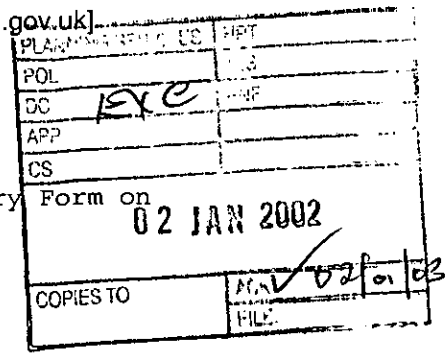
Yours sincerely

K. Eden

Karen Eden

Carol Hurst

From: Easy Site Administrator [pauline.davis@wokingham.gov.uk]
Sent: 01 January 2003 10:01
To: development.control@wokingham.gov.uk
Subject: Feedback Received : Standard Enquiry



The following information was sent from the Standard Enquiry Form on 1/1/03 10:00:52 AM

What do you want to do?: Object

Planning application number: F/2002/8039

Your comments

We wish to object to the above planning application on the grounds that the proposed development is on an un-sustainable location in a Category B settlement. In addition the infra-structure such as the local playgroup and school cannot support such an influx of houses, it will increase traffic in an aread which is already congested because of the school and the development does not reflect the rest of the properties in the area which are a general mix from 16th Century to modern day - all with large gardens.

Name : Mr and Mrs T Robinson

Address

White Rose Cottage
Poplar Lane
Hurst
Berks
RG10 0DJ

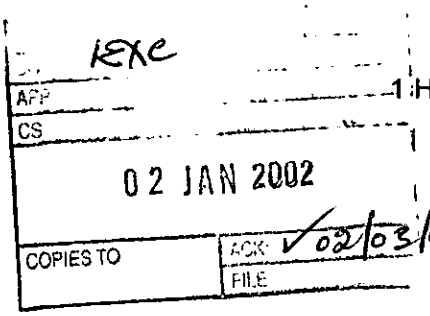
Postcode : RG100DJ

Telephone : 0118 934 5311

Email Address : belindalouiserobinson@hotmail.com

ORS

EXC
APP
CS
02 JAN 2002
COPIES TO
ACK ✓ 02/03/01
FILE



1 Hurst Grove Cottages
Davis Street
Hurst
Berkshire
RG10 0TP

30 December 2002

Ms E Circuit
Planning Department
P.O. Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit,

Ref: F/2002/8039
Site: Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst
Proposal: Erection of 25 dwellings and demolition of existing four dwellings

The Hurst Village Society would like to reiterate its view made when the earlier application, F/2002/6072, was considered at Development Control Committee on 11 December that the above application represents a significant development in an unsustainable location in Category B area. It is totally out of character with the immediate environment and we urge the Council to refuse it on both policy and ecological grounds.

Sustainability

The proposed development cannot be seen in isolation. School Road is, with the developments at Barleycorn and Dorndon House and the recent approvals for the Harlyn House and Westward Ho sites, already subject to a 60% increase in the number of dwellings in four years. The additional 21 dwellings planned for this site would, if were allowed to proceed would take this growth closer to 200%.

Hurst has only a limited range of community and shopping facilities and the bus service, which is not guaranteed beyond January 2003, is not of sufficient frequency to attract people to use public transport to reach places of employment or for shopping purposes. Thus the development, if it were to be allowed to proceed , would inevitably lead to an increase in the usage of private cars. Indeed, it is for this reason that the Inspector has already ruled against other developments, some smaller than this, within Hurst.

The local school is full and cannot be further expanded and this development, taken together with that at Bonhomie Court could add up to a further 20 children to the school population. This means that 20 parents within the catchment area would need to seek alternative education for their children, breaking up the community and further increasing the volume of traffic on the roads.

The local Doctor's surgery is also close to capacity and would, with the additional 100 patients that doctors forecast a development of this size would bring, struggle to cater with the additional demand for primary healthcare.

The Planning Officer has forecast the development will lead to a 5% increase in traffic in School Road at peak times. This puts it in direct conflict with Wokingham's own 'Safer Route to School' initiative, which is through the introduction of traffic calming measures seeking to reduce the volume of traffic on this same road.

The mains drains in School Road are already unable to cope and the Road is regularly subject to flooding in winter. The increased number of households, the additional volume run-off generated by 20 buildings, associated road and car park hard standing, together with the removal of a significant number of trees would further increase this problem.

Context

A block of six flats and 19 houses with a total number of 68 bedrooms on this area of land within the village settlement represents gross over-development of the site. Old and new development of houses on School Road has always allowed good-sized gardens and a generous degree of space between dwellings

The loss of a significant number of trees, together with the fact that the second row of houses can be seen from the road and a significant general massing will also have a significant adverse affect on the street scene and would result in School Road losing its semi-rural feel.

Ecological Issues

The site is home to a Great Crested Newt breeding pond. Great Crested Newts are fully protected under Section 9 of the Wildlife & Countryside Act1981 and also have the status of being a 'European Protected' species.

Hurst is somewhat unique in having a metapopulation of Great Crested Newts that breed in and live around a cluster of ponds. The pond on this site is one of four with the centre of the village which are subject to an interchange of newts if, for example, one pond were to temporarily dry up. Metapopulations are much less vulnerable to habitat changes than populations based on single breeding pond. The loss of the pond on this site would therefore jeopardise the metapopulation by reducing its suitable breeding habitat by 25%.

The Hurst Village Society therefore urges the Council to refuse this application.

Yours sincerely

David Shapland
Chairman, Hurst Village Society

David Shapland
1 Hurst Grove Cottages, Davis Steet
Hurst
Berkshire
RG10 0TP
Home Phone 0118 934 2209

0B8

PLANNING SERVICES	LPT
POL	T.S
DC EXC	ENF
APP	
CS	

02 JAN 2002

COPIES TO ✓02/03/02

30 December 2002

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham, RG40 1WR

Dear Ms Circuit

Application F2002/8039
I am writing to express a number of objections to the above development, which to my mind is totally out of character with the village of Hurst.

The proposal for 25 dwellings on a 2.05 acre site represents significant over development. As the Urban Capacity Study recognised, Hurst is not an urban area and is not suitable for this density of housing. The plans show little space between the respective properties and this is out of character with the remainder of School Road, where both old and new houses are set in their own individual gardens. The felling of 57 trees to make way for the new properties would also have a significant detrimental visual effect on the street scene as well as potentially increasing the risk of flooding.

The Planning Inspector, has I understand already rejected major development in Hurst on the basis that it doesn't have the facilities to enable sustainable development to be obtained. Hurst has few amenities and is very poorly served by public transport and a net increase of 21 dwellings, most of which are likely to have two cars, will greatly increase the volume of traffic on School Road. School Road is already exceptionally busy, particularly when children are being taken to or picked up from the school and is often reduced to a single track road.

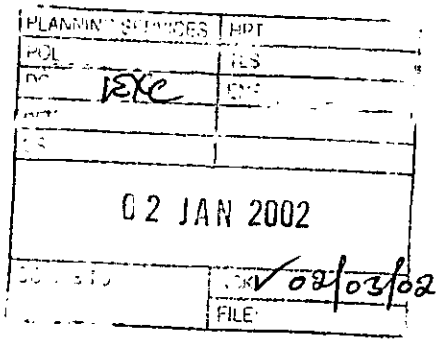
The School itself is also already full and, as a parent of a three year old son, I am concerned that, as children in the new development would in effect have first call on the school that he may be denied the chance to be educated alongside his elder brothers. This in turn would further increase the volume of traffic on the roads as my wife, and others similarly affected, would have to travel to Wokingham or elsewhere to take the children to school.

Yours sincerely,

David Shapland

LONG BARN, HOGMOOR LANE, HURST, RG10 0DH

068



30 December 2002

Ms. E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit,

APPLICATION NO. F/2002/9039

I wish to object to the above planning application for the following reasons:

1. Hurst is always at risk of flooding. More houses mean there is less land to absorb the water and if the 57 trees, which at the moment are on the site and are taking up much of the water in the soil are felled, the risk will be even greater. This would not only affect the current residents but also the new ones. The main road between Twyford and Wokingham has flooded only today, causing danger and congestion on the road especially in the dark. The infrastructure of drains and sewers is not up to taking this volume of housing.

2. The local school, St Nicholas is already full. An increase of 20 or more children would put extra strain on the other pupils and teachers. It would also mean that children who are at present in the catchment area for this school, but who live further away would have to go to other schools, increasing traffic along the main road.

3. The traffic in School Road, which is already very busy, would increase by up to 40-50 traffic movements per day at peak times.

4. This development would be a significant development in an us-sustainable location in a category B settlement.

LONG BARN, HOGMOOR LANE, HURST, RG10 0DH

5. There is a colony of great crested newts on the above site, which are a European protected species. The council has a duty to protect this species, as well as the bats, which are also on this site.

Yours faithfully,



D M King (Mrs)

LONG BARN, HOGMOOR LANE, HURST, RG10 0DH 6B8

PLANNING SERVICES	HPT
POL	TLS
DC EXC	ENF
APP	
CS	
02 JAN 2002	
COPIES TO	02/01/03

30 December 2002

Ms E Circuit
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Madam,

APPLICATION NO. F/2002/8039

With reference to the above planning application, I wish to object on the following grounds:

1 The erection of 25 dwellings on a Category B settlement is unacceptable. This is a large development and could not be classified as a small infill site.

2 The 128 bus service does not meet the criteria for a sustainable settlement.

3 The local school cannot cope with anymore pupil that may arise from 25 dwellings on its doorstep. A possible 20-50 school places may have to be found.

4 The site is home to a colony of great crested newts – a European protected species. Bats have also been found on this site. The council has a lawful duty to protect both of these species.

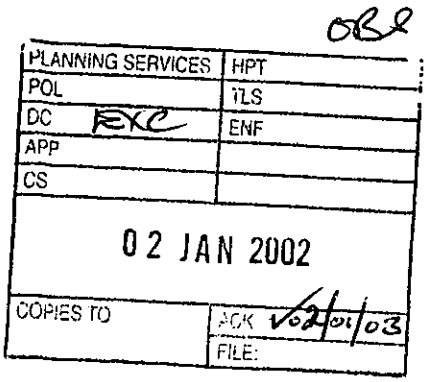
5 The number of car journeys would be greatly increased in an area already suffering from congestion at peak school times.

I urge you to reject this planning application without hesitation.

Yours faithfully,

A M King

Apple Tree House
2 Orchard Chase
Hurst
Berkshire
RG10 0SW



29th December 02

Ms Emy Circuit
Wokingham District Council
Environmental Services Department
Planning Services
PO box 157
Shute End
Wokingham
RG40 1WR

Dear Ms Circuit

Reference: Planning Application no F/2002/8039. Land at Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst

We object to the planning proposal to erect 25 dwellings on this site for the following reasons:

- Highway, Safety and Traffic: School Road already suffers from severe congestion and parking problems during periods of the day in relation to school attendance and 'rush hour'. It is a 'rat run' around Wokingham and the presence of more than the existing dwellings will inevitably exacerbate these difficulties and contribute to a potentially dangerous situation.

- Un – sustainability. The village only has an infrequent and irregular 128 bus service the existence of which is even in doubt. This makes the proposal a significant development in an un-sustainable location in a Category B settlement.

- Over-development: The properties on School Road represent a low building density environment whose character will be grossly undermined by the proposal.

- Conservation of buildings, trees and opens land: Existing mature trees will be decimated.

- Village Infrastructure: This is already at bursting point – roads are congested, the school and play groups are oversubscribed and services are overloaded.

- Environmental conservation: The site is home to a colony of great crested newts – a European protected species and bats have also been found here. The council has a duty to protect these species.

Please take our view into consideration when this proposal is considered.

Yours sincerely

Mary Zalcman

Mary Zalcman, Larry Zalcman, Ben Zalcman and Sam Zalcman

By hand 31/12/02

OBS

RXC

2002

2/01/03

"Crackington"
Tape Lane
Hurst
Berkshire
RG10 0DP

FAO: Emy Circuit
Development Control Officer
Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

30th December 2002

RE: Application Number: F/2002/8039

Dear Emy,

As owners of a property that is directly impacted by the above planning application to build 25 dwellings on land off School Road we hereby notify you of our objection to the above planning application having viewed and considered the plans in full.

1. The building plan proposes a row of two bedroom houses a very short distance from the end of our garden that will overlook and impact the current 'Privacy' that we enjoy.

2. This is a significant development in an un-sustainable location in a Category B settlement.

3. We understand that the location of the planned development is the home to a colony of great crested newts – a European protected species. Also bats live in the area and will be impacted by the loss of habitat. Surely the Council has a duty to protect these species and other wildlife from harm.

4. The additional 25 to 40 vehicles will also require access to School Road at normal peak times and thus increase 'Traffic' in the area.

5. The gardens of the four properties all contain mature trees that have been there very many years and add to the rural nature of living in the village of Hurst. We are not sure if any of these trees are covered by any 'Conservation' order. However, these beautiful trees provide a natural screen that adds to the 'Privacy' of the land and properties between Tape Lane and School Road.

6. As a 'village' Hurst is already somewhat 'developed beyond it's means' and has very limited facilities and 'infrastructure' to support so many more residents.

We look forward to hearing from you very soon.

Yours sincerely,

Ruth & Graham Welch

OBS

PLANNING SERVICES	HPT
POL	TLS
DC ACC	ENF
APP	
CS	

31 DEC 2002

COPIES TO	ACK ✓ 31/12
	FILE

Mr & Mrs M G Hill
1 Martineau Lane
Hurst
Reading
RG10 0SF

18th December 2002

Ms Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG40 1WR

Dear Ms Circuit

Application: F/20002/8039

I write as a resident of Hurst to object to the above application for planning.

As a parent with one child at the local village school and another due to start in 2004, I am very worried about the impact this development could have on an already crowded school. The residents of this development would almost certainly be guaranteed places for any children in the school given its proximately, however, this would mean that people living in houses, within the Hurst boundaries, but on the outer reaches may find that they are refused places for their children, despite the length of time they have live there. Surely, it is not fair to agree to a development if the locality cannot sustain the demands it puts on its local school.

In addition to the school accommodation problem my other concerns are the increase in traffic in the village. School Road is already very congested, particularly on a morning, 25 additional dwellings could mean 50 additional vehicles. My understanding of the Wokingham Unitary Authority was that it was committed to reducing the number of vehicles on its roads made by private cars. The choice of other services in the village is limited, with the infrequent buses that do not tie in with the Twyford Station timetable for trains to London and Reading, therefore making it necessary for people to use their cars. The local bus service contract is under discussion for 2003 and as yet we do not know if we will even have a bus. The roads cannot cope with additional cars. As a parent we take our lives in our hands when we cross the road most mornings due to the large number of cars that use Castle Hill as a

cut-through to Winnersh and Twyford. Can you honestly tell us that this flow of traffic is not going to increase?

This site is also home to a colony of great crested newts and we also have a large number of bats in the area. We have a duty, along with the local council to protect these.

I have lived in Hurst for 8 years, on the Martineau development, which is one of the newer housing developments. Whilst I an not against development within the village, I do feel that this should be in keeping with the environment and the village should be able to sustain it and provide the services required from it, transport, schools, etc.

One final point I would like to make is that I think that it is very underhand of the developer in question to put forward identical planning applications to those already objected to, especially during the Christmas period when people have many other things to occupy their time.

I should be grateful if you could make my objections known.

Yours sincerely

Mr & Mrs M G Hill

Loddon Vale House,
School Road,
Hurst,
Berks,
RG10 0DR

OBS

SERVICES	HDT
HOL	
DC EXC	
APP	
CS	

31 DEC 2002

COPIES TO ✓ 31/12

Emy Circuit, Case Officer
Council Offices,
P.O. Post box 157,
Shute End,
Wokingham RG40 1WR

Dear Sir/Madam:

F/2002/8039

Subject: planning application 2002/6072

I am writing a further letter of protest against this planning application. I won.t reiterate the points I have already set out in a previous letter against this application, as I believe you will still consider these.

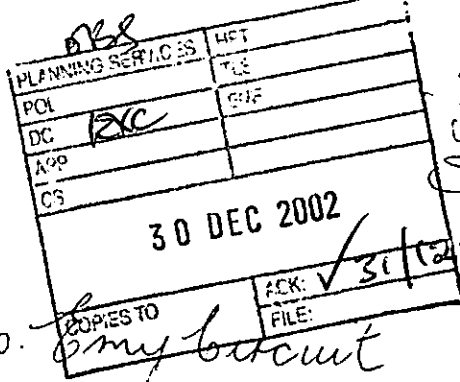
In December I found out that important changes are about to happen in School Road. These are very much relevant to a possible development in this road. A traffic calming plan has been approved, whereby we are going to have road-narrowing points either side of the village school. This is exactly the stretch of road that would be contained within the road-narrowings. This makes my point about the increase in traffic in the road even more poignant. Twenty-five houses will generate at least fifty cars. These cars will all at some point have to negotiate the road-narrowings. It will be impossible.

I hope you will consider this vital point when making your decision and will decide not to give the go-ahead to this preposterous plan.

Yours, Mrs E. Holmes

E Holmes.

PLANNING SERVICES
POL
DC EXC
APP
CS
30 DEC 2002
COPIES TO
ACK: ✓ 31/12
FILE:



H.O. JONES.
Three Oaks
School Road.
Hurst RG10 0DR
22/12/02

Ms. Emy Circuit
Ref: F/2002/8039.

Ms. Emy Circuit.

My objections to this duplicate application is as before. The original application has already been refused by the Developement Control committee of Wokingham Unitary and rightly so. Nothing has changed.

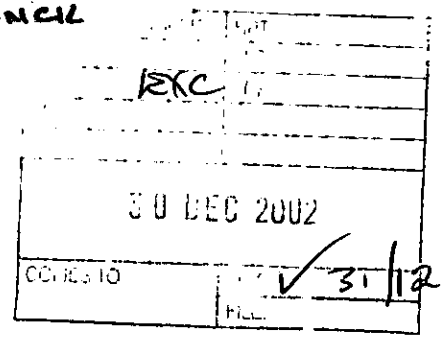
Hurst is classified as a Category B settlement where small infill and windfall sites might be developed, if they meet the criteria on sustainability. Mitigate Homes proposed developement for School Road Hurst is a very significant developement in an unsustainable location

in a category B. settlement and must be refused again.

Yours faithfully,
H.O. Jones

OBS

Ms Emy Circuit
Wokingham District Council
Shute End
P.O. Box 157
Wokingham
RG40 1WR



Geoff Manning
West Hope
Wards Cross
Hurst
Twyford
RG10 0DS

27 December 2002

Dear Ms Circuit

Reference Planning Application F/2002/8039.

With repeated reference to the above ill conceived application, I must again draw your attention to the unsuitability and un-sustainability of the proposed site.

The test to be applied is this — is this a Category 'A' area that meets the sustainability criteria, or is it a Category 'B' area that does not meet the sustainability criteria.

Hurst is classified as a Category 'B' area, thus the test fails, and the application must be rejected once and for all time.

If the Council allow this application to proceed it will drive a coach and horses through the local Plan, with the inevitable result of Hurst disappearing under acres of unsuitable and un-sustainable development.

It will further demonstrate that the recently elected Conservative Council to be as weak as the out voted Liberals were when commercial pressure is applied by developers. What confidence could we then have in the Councils integrity? Not much I would suggest!

Hunt, at this time of year is a natural floodplane. 25 new dwellings would further exacerbate the land drainage problems, and I am confident the developers will do nothing to assist in the general land drainage of the floodplane around the development they propose - thus this will become a further burden on the residents of the village and the local council.

I am further concerned about the amount of traffic such development would generate. There is already far too much "rat run" traffic on the A321 now - witness the recent R.T.A. between a car and house opposite the village shops on 14 December 2002. Serious traffic calming is required now, with a total ban on all through traffic and to all vehicles over 3 tonnes, unless such are delivering to the local shops.

I look forward to a steady rejection of the application, to the Local Plan being reinforced, effective traffic calming now, and the elected council members doing what they promised and were voted in to do - to look after the village interests in accordance with the Local Plan and not the greed of developers.

I remain

Yours etc

P A Manning

G. A. MANNING.

Pantile Cottage
Whistley Green
Hurst
Berkshire
RG10 0ES
Tel: 0118 9341498

088

EXC

2002

31/12

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Berks RG40 1WR

23 December 2002

Dear Ms Circuit,

Ref. Application No F/2002/8039
School Road Development

I am objecting to the above planning application for the following reasons:

- The Primary School is currently full and more housing in close proximity to the school will discriminate from current residents living elsewhere in Hurst, who have children, from obtaining places at the school so causing them to have to attend a Primary School outside the village.

- The services provided to the village i.e. Police, Schooling, Medical, sewage /drainage are not of an acceptable standard with the current population. Improvements to these should be implemented prior to more housing being agreed.

- School road is currently subject to review in regard to safer traffic management. An additional 25 dwellings will dramatically increase traffic in the road.

- Over the last two years flooding has become widespread in Hurst. We need to understand what drainage problems a new development will have on the locality before permission to build more houses is granted.

- The suggested 25 houses are far to many for the available plot, no doubt to allow the Planning Dept. to reduce this number of houses to a more acceptable level. **No** houses should be allowed until adequate plans have been agreed to improve the infrastructure.

- Hurst is classed as a Category B settlement and therefore this duplicate application cannot be approved.

For the above reasons this application and any additional building in School road is totally unacceptable.

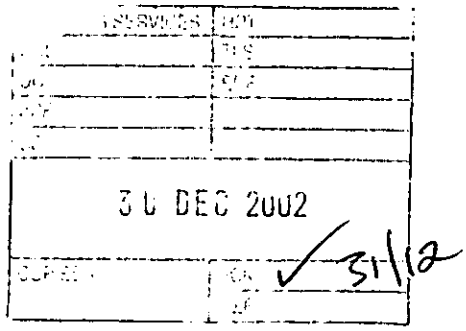
Yours sincerely,

Joanna S Penney

cc: Hurst PC
Annette Drake

Pantile Cottage
Whistley Green
Hurst
Berkshire
RG10 0ES
Tel: 0118 9341498

088



Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Berks RG40 1WR

23 December 2002

Dear Ms Circuit,

Ref. Application No F/2002/8039
School Road Development

I am writing again to you with my concerns regarding the above duplicate planning application. I am concerned that very little attention is being given to the detrimental effect upon the infrastructure, of the village, that recent and planned housing developments are causing.

The increased population of Hurst is not being allocated resources to which I believe it is entitled e.g.:

- We do not have a resident policeman which is causing an unacceptable increase in crime including drug distribution and vandalism
- St. Nicholas Primary School can no longer fulfil its role of providing places for all of the village's children. This in turn causes increased traffic movement and resentment among the community.
- Hurst's population also should justify the establishment of a doctor's surgery/clinic. Many smaller villages have such a service. Having to use the health centre at Twyford is becoming inconvenient and increases traffic.
- Over the last two years flooding has become widespread in Hurst. We need to review procedures and resolve these issues of drainage prior to more development being agreed.
- The project will increase the number of car journeys to the detriment of all. Increasing traffic in the area is unsustainable without additional roads and public transportation. Hurst is designated a Category B settlement and is therefore unable to cope with additional housing developments on this scale

Why are the developers allowed to make a duplicate application? This just wastes everyone's time.

For the above reasons this application and any additional building in School road is totally unacceptable.

Yours sincerely,

John H Penney

cc: Hurst PC
Annette Drake

ORS
ING SERVICES | HPT
POL | TLS
DC | EHF
APP |
CS |
30 DEC 2002
COPIES TO | ACK
FILE:

Mr P Cummings & Ms S Fox
24 Martineau Lane
Hurst
Berkshire
RG10 0SF

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

28th December 2002

Re Application Number F/2002/8039

Dear Ms Circuit

We are writing to raise objection to the planned building work proposed for School Road in Hurst where there are plans for new houses and a block of flats.

We feel that the number of properties planned (19 buildings and 6 flats) is by far in excess to that suitable both for Hurst as a whole and School Road in particular. This large volume of properties squashed onto a relatively small area will mean that these buildings and gardens will be out of character to the rest of the road. Our road, Martineau Lane, though a relatively new development has been designed sympathetically and with its large central green area, we feel it is a good example of how new properties can be built balancing the need for new houses while retaining the character of a village environment.

Also the undoubted increase in traffic on what is already a very busy road – particularly in the morning work and school rush – would be dangerous, when having extra vehicles turning into a road busy with school traffic, passing vehicles, parked cars and pedestrians crossing adding to the difficulties on that stretch.

On an environmental point – we understand it would be necessary to remove over 50 established trees which, clearly visible from the road, must provide habitat for many of our local birds, and their removal would have to be detrimental to the wildlife as well as to drainage in that area.

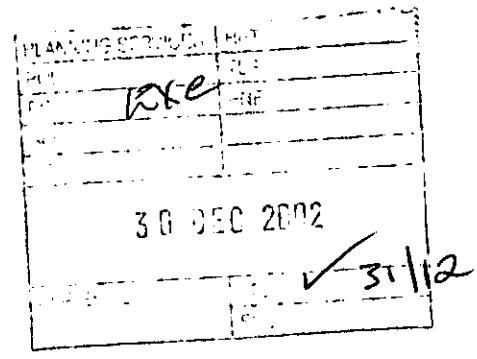
Thank you for taking time to read this letter and we hope that you will register our comments when considering the application.

Yours sincerely,

Mr P Cummings & Ms S Fox

OBS

Mr & Mrs Andrew Dolinski
34 Martineau Lane, Hurst, Reading, RG10 0SF
Tel: 0118 933 2338 (work)



27 December 2002

Ms Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG40 1WR

Dear Ms Circuit

PLANNING APPLICATION F/2002/8039

My wife and I are writing to object to the above local planning application on the following grounds:

- The replacement of a handful of homes with a much larger development of 25 homes is unreasonable and not in keeping with the present character of School Road, Hurst.
- The local amenities and infrastructure cannot sustain a development of 25 new homes (particularly if each home generates an additional one or two car journeys).
- Hurst is a small peaceful community with its own character. The proposed development will change this in a detrimental manor and may give a precedent to further unwelcomed development.
- Hurst is semi rural in character. Overdevelopment on this scale cannot be justified.

Paramount amongst our concerns is how can anyone consider this development to be sustainable. It simply is not.

Yours sincerely,

Mr. A Dolinski

By hand
31/12/02

"Crackington"
Tape Lane
Hurst
Berkshire
RG10 0DP

FAO: Emy Circuit
Development Control Officer
Wokingham District Council
Environmental Services Dept.
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

30th December 2002

RE: Application Number: F/2002/8039

Dear Emy,

As owners of a property that is directly impacted by the above planning application to build 25 dwellings on land off School Road we hereby notify you of our objection to the above planning application having viewed and considered the plans in full.

1. The building plan proposes a row of two bedroom houses a very short distance from the end of our garden that will overlook and impact the current 'Privacy' that we enjoy.

2. This is a significant development in an un-sustainable location in a Category B settlement.

3. We understand that the location of the planned development is the home to a colony of great crested newts – a European protected species. Also bats live in the area and will be impacted by the loss of habitat. Surely the Council has a duty to protect these species and other wildlife from harm.

4. The additional 25 to 40 vehicles will also require access to School Road at normal peak times and thus increase 'Traffic' in the area.

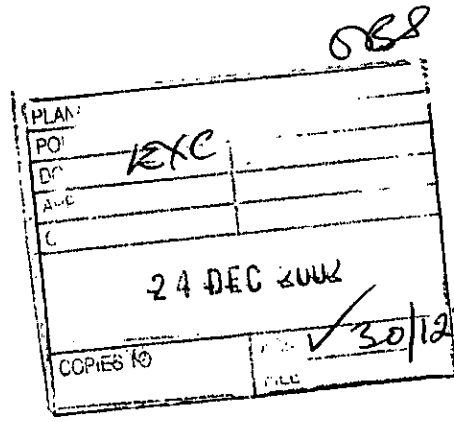
5. The gardens of the four properties all contain mature trees that have been there very many years and add to the rural nature of living in the village of Hurst. We are not sure if any of these trees are covered by any 'Conservation' order. However, these beautiful trees provide a natural screen that adds to the 'Privacy' of the land and properties between Tape Lane and School Road.

6. As a 'village' Hurst is already somewhat 'developed beyond it's means' and has very limited facilities and 'infrastructure' to support so many more residents.

We look forward to hearing from you very soon.

Yours sincerely,

Ruth & Graham Welch



Quest Cottage
Hinton Road
Hurst
READING
RG10 0BP

Telephone: 0118 934 2172

19th December 2002

Ms Emy Circuit
Planning Case Officer
Environmental Services Department
P.O.Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Circuit,

Application No. F/2002/8039
Land in School Road, Hurst

I am writing to object to the above planning application. I consider the proposed development to be too cramped and therefore inappropriate. If allowed, I can foresee serious problems regarding car parking. Hurst is a rural village where most households find it necessary to have two cars and clearly this proposed development does not have sufficient parking within it. The result will be regular parking in School Road which is a narrow but busy through route particularly in the morning and evening rush hours and at school delivery and collection times. I am very concerned about safety, particularly of the school children, in this respect.

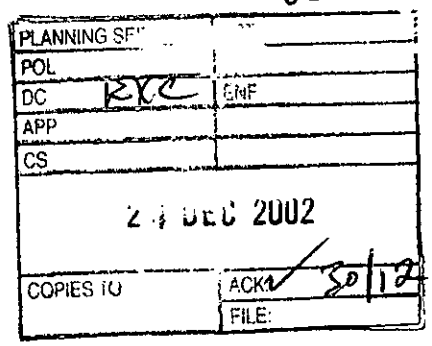
Another concern is the visual impact of the proposed development on the street scene. Three of the existing properties are bungalows and their replacement with four two-storey houses will spoil the open appearance of the area. In this connection, I feel very strongly that the fourth existing property, Mufulira, is a substantial house of character and, being set back from the road at an angle, lends much to the pleasant village atmosphere. To replace this with a block of flats will have a very detrimental affect.

Please refuse this application.

Yours sincerely

J.Larkin

088



Netherby
Braybrooke Drive
Hurst.
Reading. Berks.
RG10 0DW

19 December 2002

M/s Emy Circuit
Wokingham Unitary
Environmental Services Department
Planning Services
P. O. Box 157
Shute End
Wokingham. RG40 1WR

Dear Madam,

Application No. F/2002/8039
Land at Ashingdon, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst

I wish to register an objection to this proposed development. The reasons for my objection are as follows:

1.A net increase of 21 dwellings is a major development and in this part of Hurst constitutes in fact an overdevelopment which would change the character of the locality to a significant degree.

2. The density of 25 dwellings on the 2 acre site is inappropriate in this rural area.

3. The plan appears to show that the footprints of the five proposed buildings on School Road (The block of flats and the four 5 bedroom dwellings) are forward of the present buildings. This will contribute to the further effect of massing evident from the large buildings themselves.

4. The proposed development in a rural area would be unsustainable more appropriate to an urban area.:-

The presence of the 25 dwellings and the net increase in the population (probably more than 50 compared with ten at present) will increase pressure on services which are already inadequate in the particular locality and indeed in the whole of Hurst .

The village school is full and has a long waiting list of children even for those living in the immediate locality .

There is a very infrequent bus service.

There is no surgery or medical centre.

Footway provision is generally poor in the village. On School Road it is on one side only and in part very narrow.

5. Highway safety will be severely compromised. School Road is extensively used as a route from the Woodley and Lower Early areas to the A4 and as a backback route to 2. Bracknell. This is particularly so during the morning and evening rush hour. Furthermore, parents drop off children at the school between 8.30 a.m. and 9.00 a.m. creating a continuous line of cars on the east side from Harlyn House in the north to the village hall in the south. (Photographs have been submitted to the Highways Officer). A traffic count prior to the Easter holiday revealed 192 and 238 vehicle movements on succesive days during the half hour period, negotiating the single lane. The count was taken from the point of the proposed access to the 21 dwellings. The situation is already hazardous but with additional vehicles generated by the proposed 21 dwellings emerging from ,and gaining access to, the site there is a high probability of accidents occurring. It will be noted that many children do walk along the footway to and from school and will have to cross the access point.

6.The application indicates that surface water from the site will be will be directed into the existing main drains. The application will also entail the cutting down of 50 mature trees and large shrubs which presently take up a large volume of water and will be replaced by a much fewer number of young small trees and shrubs. Together with the run off from the new buildings, hard drives etc. there will be, therefore, a considerable water take -up deficit. It has been observed that during periods of heavy rainfall surface water collects into a large pool extending well over 100 sq metres at the lower end of the garden of Mufulira and takes several days to soak through the surface. Furthermore, and again following heavy rainfall, there is evidence that water is backing up through the main drains along School Road.. This has been observed in the road outside Ashingdon and below the junction with Tape Lane .

7. It is believed that a pond on the site is the habitat of a species of newts which should be protected. It is also believed that bats, also protected wildlife and which are very common in the area, roost in the woodland on the site.

In conclusion, it is obvious that the proposed development would be harmful both the locality and to the village generally and I ask that it be refused.

Yours faithfully,

G.J. Siddall

PLANNING SERVICES | HPT
POL | TLS
DC | ENF
A
C
24 DEC 2002
COPIES TO

Hinton House
Hurst
Berks RG10 0BP

15 December 2002

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
Berks RG40 1WR

Dear Ms Circuit,

Planning Application No F2002/8039

I have lived in Hurst for thirty-two years and during that time spent ten years as Secretary and Chairman of the Hurst Village Society. I was the spokesman for all the villages of Berkshire for the Structure Plan Hearing in 1979. My objections to this application remain the same as my objections to the earlier application No F2002/6072.

During my years in Hurst we have made great efforts to accommodate the government's desire to build vast numbers of homes in Berkshire. The number of houses in our village has much more than doubled in these years. Nearly every available piece of land, including the sites of six former nurseries, has been built on, as well as houses being built in gardens. We agreed to turn our allotments in the heart of the village into houses for young villagers, only to have more expensive homes built in order to finance a swimming pool in Wokingham. Large houses have been rebuilt as smaller units. Our village has reached its saturation point. Any further large-scale building will destroy it as a village.

The proposal by Millgate Homes to build on School Road would be disastrous for Hurst. It would put a city-style development into the heart of a rural village. These homes are in essence town houses and flats, totally unsuited to a village. It is a large-scale estate development, not infilling or rebuilding.

The services in Hurst are already stretched to capacity. Our excellent and very popular school is full, and new houses across from the school would mean that Hurst families who live further out in our village would no longer be able to find places for their children.

Traffic is a serious problem in Hurst, especially as we are used as rabbit run by Lower Earley traffic. School Road is particularly dangerous since cars travel down it at very high speeds morning and evening to reach destinations such as Slough. The school has no car parking space and at peak times the road is reduced to a single lane by parked cars delivering children. This coincides with rush hours. The proposed development would not only add up to over forty car movements at peak times, but its entrance onto School Road is nearly opposite the school itself.

The proposed development, along with Dorndon House, Bonhomie Court and possibly Harlyn House would result in an increase of over 7% in the number of homes in Hurst. This is an intolerable increase, especially in the light of the overall increase since 1970. The Planning Inspector has rejected all major development in Hurst.

Finally, the present system of sewers and drains is inadequate for this development, and the garden of Mufulira is already waterlogged in winter. The development would also require the felling of fifty-seven trees, which will increase the risk of flooding as well as being visually an unforgivable loss.

Along with all the residents of Hurst, save those who own the site in question, I urge you to reject this appeal.

Yours sincerely,



OBS

Mrs L Clemson
13 Tape Lane
Hurst
Reading
RG10 0DP

0118 9344683

EXC

30/12

Application No F2002/8039

19th December 2002

Dear Sir,

OBJECTIONS TO APPLICATION F2002/8039

I would like to register my objections to the above planning application to build in School Road, Hurst.

School Road is already a very busy and dangerous place when children are arriving at or leaving school. Much of the road is reduced to a single lane as parents and children move between parked vehicles as they access and egress the school. To increase the traffic volume, both during the construction phase and when the dwellings are occupied, is deliberately and un-necessarily greatly increasing the danger. May I suggest that a member of the planning department spend some time in school road, during the school peak period, to see how the situation in the road is already at an unacceptably dangerous level. The district council should be considering proposals to make School Road safer not adding to the existing safety problem.

I understand that the school is already at full capacity with regard to pupil numbers. Before any further development in the village is approved the school capacity must be increased to accommodate the obvious increase in demand for places. I believe that this is vital if the standard of the education and class size is not to be degraded any further.

I also believe that the application is a significant development in an un-sustainable location.

Yours faithfully,

Mr D Clemson
13 Tape Lane
Hurst
Reading
RG10 0DP

0118 9344683

Application No F2002/8039

19th December 2002

Dear Sir,

OBJECTIONS TO APPLICATION F2002/8039

I would like to register my objections to the above planning application to build in School Road, Hurst.

School Road is already a very busy and dangerous place when children are arriving at or leaving school. Much of the road is reduced to a single lane as parents and children move between parked vehicles as they access and egress the school. To increase the traffic volume, both during the construction phase and when the dwellings are occupied, is deliberately and un-necessarily greatly increasing the danger. May I suggest that a member of the planning department spend some time in school road, during the school peak period, to see how the situation in the road is already at an unacceptably dangerous level. The district council should be considering proposals to make School Road safer not adding to the existing safety problem.

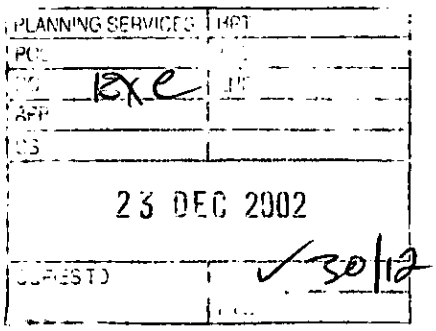
I understand that the school is already at full capacity with regard to pupil numbers. Before any further development in the village is approved the school capacity must be increased to accommodate the obvious increase in demand for places. I believe that this is vital if the standard of the education and class size is not to be degraded any further.

I also believe that the application is a significant development in an un-sustainable location.

Yours faithfully,

8B8

PLANNING SERVICES | RPT
POL
RXC
APP
CS
23 DEC 2002
SUPERSTD ✓ 30/12



17 Martineau Lane
Hurst
Berkshire
RG10 0SF

20 December 2002

Ms Emy Circuit
Wokingham Unitary
Shute End
PO Box 157
Wokingham
Berkshire RG40 1WR

Dear Ms Circuit

Ref: Planning application F2002/8039
Ashington, Tumbleweeds, Rose Vale and Mufulira, School Road. Erection of 25 dwellings and demolition of existing four dwellings – duplicate application to F2002/6072

I am writing to object to this duplicate application for 25 new dwellings on this site in School Road.

The reasons for objecting are:

- Unsuitability of the development – Hurst is not a location suitable for large-scale development such as this. 25 new dwellings may not seem large-scale in an urban setting, but this part of Hurst, which is recognised by the council as semi-rural, is not appropriate for the proposed density of the houses.
- Traffic – this development will generate a considerable amount of traffic, during the construction and afterwards, at a location which is immediately opposite the primary school, and puts the authority's Safer Routes to School at risk.
- Damage to the environment – the colony of Great Crested Newts in the garden of Ashington must be protected. Wokingham Unitary has a responsibility and duty to protect this colony and its habitat.
- Sustainability - the development does not meet Wokingham Unitary's sustainability criteria. The Planning Inspector's report in November 2001 stated categorically that Hurst was not suitable for development because of the lack of services and facilities. For instance: the only public transport, the 128 bus, is an hourly service, which does not run early or late enough to meet the criteria.

I urge the Council to refuse this planning application.

Yours sincerely

Wendy Tobitt

Wendy Tobitt

Duncan Kendall
6 Tape Lane
Hurst
Berkshire RG10 0DP

20th December 2002

Ms Emy Circuit
Wokingham Unitary
PO Box 157
Shute End
Wokingham
Berkshire RG40 1WR

Application Number: **F/2002/8039**

Site: Land at Ashingdon, Tumbleweeds, Rose Vale and Mufulira, School Road, Hurst
Proposal: Proposed erection of 25 dwellings and demolition of existing 4 dwellings.

Dear Ms. Circuit,

I am writing to you to express my strong objections to the proposal to replace the four dwellings on School Road, Hurst with a large housing estate of 19 separate homes and a block of flats.

The proposed density of the development would be completely out of place within Hurst. School Road consists of individual houses of varying ages, each set in their own grounds – the proposed development would destroy the character of the area. Recent developments within the village (Dorndon House and Lea Heath Way) together with the new flats being built at Bonhomie Court, have already added significantly to the number of homes within the parish. A development of this scale would be totally out of proportion for Hurst.

The village school is already full to capacity – last year it required the addition of a small extension to accommodate the 2001/02 intake. There is no further room for expansion on the site and so the total number of pupils that the school can accept is fixed. Requesting additional funds from the developer will do nothing to solve this problem. Any new family housing so close to the school would exclude other children from the village. It is not unreasonable to assume that within the 25 new homes there could be as many as ten children of primary school age; this is more than half of the maximum annual intake at St. Nicholas Primary School.

The only other school within walking distance (Colleton) is also full to capacity; so additional car journeys would be inevitable. My experience of attempting to find a suitable alternative place for my son led me to discover that the nearest schools that could accommodate him were in Wargrave and Knowl Hill (outside Wokingham District), both over 6 miles away with no practical connection by public transport. St Nicholas Primary School is the only school whose catchment area covers Hurst. Children excluded from this school by this proposed development would find themselves at the bottom of the queue for any other school to which they applied to attend.

Forcing children out of the village for their education would inevitably lead to them feeling alienated from the community. This could also split families where older children are already at the school and their younger siblings are excluded as a direct result of this development.

While the Council believes that exclusion of children from their local school is not reason alone to refuse an application, it should be included along with any other reasons for refusal.

The paving over of such a large area is likely to increase the chance of flooding, both on the site itself and for neighbouring properties. The garden of Mufulira already has problems with surface water throughout the winter and this proposed development can only make matters worse. I understand that a large number of trees are to be cut down as part of the development. This will not only destroy the appearance of the area, but would also exacerbate the potential for flooding.

I am aware that the site is not in an area identified by the Environment Agency as liable to flooding. However, this does not mean that flooding does not occur, although it is from direct rainfall and surface runoff from neighbouring land, rather than an overflow from a running watercourse. Perhaps it is time for the Environment Agency or the Council's Drainage Officer to (re)assess the site or change their definition of "liable to flooding".

The mains drainage in this part of the village is already struggling and would be unlikely to cope with the additional demands of such a large new development. While this may not be directly considered as a planning consideration in isolation, it should be taken into account when assessing the sustainability of such a major development and its impact on the local infrastructure.

School Road is the busiest unclassified road in the village. At peak times there is already congestion outside the school. The large number of additional traffic movements from the proposed development would exacerbate this congestion and would pose a serious threat to the safety of the young children attending St Nicholas Primary School and the nearby Pre-School Playgroup. The sight lines from the main access road out of the development are woefully inadequate, with large trees (protected by preservation orders) obstructing views in both directions for emerging motorists. If the development were allowed to go ahead then this would inevitably become a new accident blackspot.

Access from the four proposed houses along School Road would also become accidents waiting to happen. Three of the new driveways (Plots 2 to 4) would lie within the "Safer Routes to School" slow zone and the fourth (Plot 1) just outside. The proximity of two of the proposed driveways to one of the new pinch points is likely to cause further hazard and increase the danger to pedestrians and motorists outside the school.

The destruction of some 57 trees in this area will have a significant impact on the visual character of the area and is likely to have a harmful effect on the ecology of the site. Great Crested Newts are known to reside within the site. These are part of a meta community of protected newts and their removal from this location is bound to have a serious impact on the local newt community. The scale of the proposed development

would also have a negative impact on another protected species, bats, living on the site and in the surrounding area.

The devastating visual impact on the character of the area cannot be ignored. School Road is characterised by large single properties set back from the road, with large green spaces between them. The close proximity of the proposed four new substantial houses along the road would be totally out of keeping with the existing development in the road. Any suggestion that the densely packed terraced houses at the rear of the development would not be noticed beggars belief. Plots 13 to 19 would be clearly visible from School Road and the views between the proposed houses along the road will be further views of these terraces. The current street scene is one of trees surrounding well-spaced houses. The proposed development would be one of dense over development with even denser development behind.

The site is within a Category B settlement where only small infill and windfall sites may be developed. The proposal constitutes a major development only suitable for Category A settlements and therefore contravenes the planning policy.

This proposed development would destroy the individual character and rural appearance of this area of the village, and could have a devastating impact on the education and community spirit of the village's children. It would be a significant development in an unsustainable location in a Category B settlement. I urge Wokingham Unitary to reject this application.

Yours Sincerely,

Duncan Kendall.

Duncan Kendall

088

EXC

3 Hogmoor Lane
Hurst
Reading
Berkshire
RG10 0DH

✓30/12

16th December 2002

Dear Ms E Circuit,

Ref: Application No: F/2002/8039 School Road, Hurst (Millgate Homes)

I object to this application for the following reasons:

- A development of this size and density is at odds with the rural character of Hurst. This proposal, recent developments at Dorndon House combined with further flats to be built at the Bonhomie Court site represent an increase of nearly 7.5%. All this in a village the planning inspector rejected as unsuitable for major development due to lack of infrastructure.

- The village school is already full. Young families would favour the type of house proposed. As these new properties are right on top of the school the children would automatically be the first choice in the case of disputes for places. (Radial distance being the first criteria for entry) They would take precedence over out-lying parts of the village. A school place could therefore be purchased over present villager's heads' even if they already have children at the school. As all local schools are also full, extra journeys by car will become necessary. There would also be the problem of parents having to be in two places at once.

- Traffic in School Road is already a problem. It is a rat run for commuters, the extra traffic movements from these properties would only add to the already dangerous situation, which exists at school start/finish times.

Yours sincerely,

Bruce Spiller

088
PLANNING SERVICES | HPT
POL | TLS
DC | ENF
APP 12KC
CS
23 DEC 2002
COPIES TO | ACK 30/12
FILE

Dorndon House,
Flat No. 9,
School Road,
Hurst, RG10 0GD

Tel No. 0118 934 9220

19 Dec '02.

Ms Emy Circuit,
Wokenham District Council,
Shute End,
Wokingham, RG40 1WR.

Subject; Millgate Homes Application for 25 new dwellings i
in School Road,Hurst.
(Application No. F/2002/8039).
(APP/XO360/A/02/1103198)

Dear Ms Emy Circuit:

I wish to record my strong objection to the application.

The development would not just destroy the village structure further,but would mean some forty five more cars operating from School Road and a lot more children needing to attend the infants/junior school.The roads and school in Hurst are already saturated.

This matter is not about individuals having the rights to sell to 'whoever',nor about Millgate's buisness development.It is about stopping the environment being further destroyed. The world will not stop going round if Millgate Homes operations were restricted.

Yours sincerely,

John Farrant.

John Farrant.

OBS

Meadows Tape Lane Hurst Berkshire RG10 0DN
0118 932 0310 david.prince1@virgin.net

Ms Emy Circuit
Wokingam District Council
Shute End
PO Box 157
Wokingham
Berks RG40 1WR

RFC

30/12

Your ref: F/2002/8039
Our ref: *L2012WDC.doc*

Friday, 20 December 2002

Dear Ms Emy

Subject: F/2002/8039 Duplicate Planning Application for School Road Hurst

I understand that there is a duplicate application from Millgate Homes to develop the School Road site. Although this is a duplicate, I understand that the Council only consider letters sent in against the duplicate, rather than simply cross-referencing to the original application, and all the correspondence, discussions and decisions of the original application. Can I make the observation that this doesn't make sense? The council really should be able to recognise a duplicate application and cross-reference it to all the relevant material.

So I am writing again (in a summary form) the objections, which are largely self-evident, against this duplicate application. I also enclose the original letter of objection, which I want to be used against the duplicate also.

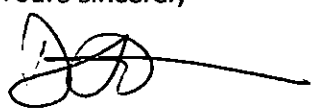
The objections may be summarised as:

- The development is far too dense and out of character with the rest of the village. Replacing 5 individually-designed houses situated in plots whose size is fairly typical of this rural village, with 25 modern monotonous-design estate dwellings is clearly a major urban development out of character with the rural area
- The site is next to the Domdon House development which has already impacted the area; it has a lit parking area unscreened by any borders or bushes, and thus has been nicknamed by locals 'the Travel Lodge'. The cumulative effect of a further urban-style development on the same road should be considered
- The village does not have the facilities to sustain such an increase in numbers: inadequate sewerage, flood drainage, road capacities and insufficiently regular bus services render the location unsustainable for such a dense development
- The school cannot take the extra numbers without reducing the catchment elsewhere within the village. The school cannot be expanded on its current site

- There are protected species (great crested newts, bats) on the site. There will be significant tree and grass loss which will be generally harmful to the wildlife habitat

And finally, it seems one of the factors affecting WDC's decision is the size of the 'bung'. I use this colloquial term because I have heard it used widely by councillors and WDC employees. I am not sure what the official term is (section 106?) but this is the cash the developers hand over to the Council nominally to help finance some increase in local facilities. It seems to me that this is very open to abuse and results in a serious conflict of interest.

Yours sincerely



David Prince

Enclosures: Original letter of objection against ref APP/X0360/A/02/1103198

Meadows, Tape Lane, Hurst, Berks RG10 0DN

Ms E Circuit
Planning Dept
PO Box 157
Wokingham District Council
Shute End
Wokingham RG40 1WR

25 April 2002

Dear Ms Circuit

Re: Application No F2002/6072

I am writing to oppose the above planning application in School Road for the following reasons:

- it would change the character of Hurst completely. The proposed site is right in the centre of the village and it would ruin this community which is made up of a multitude of different styles and designs of housing from different eras

- it would change the rural nature of this community. We moved here to join a village community, but it seems that the rural nature of Hurst is under attack from every developer going

- St Nicholas school could not cope with an increase in applicants; it is already over-subscribed

- it cannot be safe to have that many new homes, & therefore cars, coming out opposite the school. School Road is too narrow & has too much traffic at peak times now. Last evening just after 6pm, it took five minutes for my one year old and I to cross near the school, and only then because a car halted to stop the constant stream of traffic

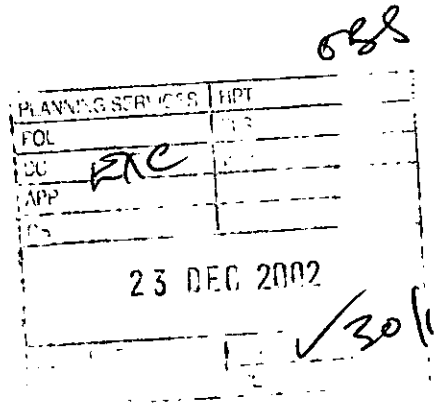
- the proposed number of new homes seems ridiculously high, tightly packing 25 homes where there are now 4! I guess it is Millgate's starting point and they'll keep applying until they wear the village, and the Council, down

- School Road has many fine trees and large wide gardens, giving an open appearance to the village. This proposed development would destroy Hurst's unique open character

Yours sincerely

Amanda Prince (Mrs)

Tel: 0118 9340767
Fax: 0118 9321741



Grappenhall House
Hogmoor Lane
Hurst
Berks.
RG10 0DH

21 December 2002

Application No. F/2002/8039

Ms. Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG40 1WR

Dear Madam,

Re: Proposed 25 New Homes in School Road, Hurst.

I am writing to object most strongly to this application.

Hurst is a rural village with few facilities – three village shops, an oversubscribed primary school and the only public transport being a very infrequent bus service which will possibly not continue for much longer.

My objection are:

1. It would be totally out of character with our lovely rural village and would be in an un-sustainable location.

2. The siting of the development close to the school will only add to the difficulty in travelling along that road at school starting and leaving times and will also increase the danger to children and parents on foot. It is already extremely difficult getting along this road now with cars parked for up to 200 yards with parents either taking or collecting their children.

I sincerely trust that this application will be turned down as it is far more suited to a more urbanised area.

Yours faithfully

J.T. Pope

Grappenhall House
Hogmoor Lane
Hurst
Berks.
RG10 0DH

Tel: 0118 9340767
Fax: 0118 9321741

21 December 2002

Application No. F/2002/8039

Ms. Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG40 1WR

Dear Madam,

Re: Proposed 25 New Homes in School Road, Hurst.

I am writing to object most strongly to this application.

Hurst is a rural village with few facilities – three village shops, an oversubscribed primary school and the only public transport being a very infrequent bus service which will possibly not continue for much longer.

My objection are:

1. It would be totally out of character with our lovely rural village and would be in an un-sustainable location.

2. The siting of the development close to the school will only add to the difficulty in travelling along that road at school starting and leaving times and will also increase the danger to children and parents on foot. It is already extremely difficult getting along this road now with cars parked for up to 200 yards with parents either taking or collecting their children.

I sincerely trust that this application will be turned down as it is far more suited to a more urbanised area.

Yours faithfully

M.L. Pope (Mrs.)

Willow Trees, Tape Lane, Hurst Berks RG10 0DP

OBS

Ms E Circuit
Planning Dept.
Wokingham District Council
Shute End
PO Box 157
Wokingham RG40 1WR

EXC

30/12

20th December 2002

Dear Ms Circuit

Planning Application No: F/2002/8039
Land at Ashingdon, Tumbleweeds, Rose vale & Mufulira, School Rd. Hurst

This new application for the above proposed development gives me cause for concern. I have lived in Hurst since 1966 and ask you to reject this proposal. My causes for concern are:

1. The proposed development is totally out of character with School Road. Too many houses with no space around the terraced houses
2. Road Safety. The extra traffic generated would cause further serious problems – at peak times School Road is already reduced to a single carriageway with heavy commuter and school traffic.
3. The Infrastructure for sewers and drains is inadequate. Much of the excess water is at present taken up by trees and the application proposes the felling of 57 of these trees which would generate a greater risk of flooding..
4. St Nicholas Primary School is full with no room for expansion. Children already living in the village could be forced to schools outside the Parish.
5. The threat of felling 57 trees is an environmental and visual disaster. School Road is especially known for its exceptional tree cover. Felling the trees would change the appearance and character of the road.
6. Protected species: The site is home to a colony of great crested newts and bats have also been found on the site. The council has a duty to protect both these species from harm

Finally Wokingham Unitary Authority has adopted a policy on the sustainability of new development to try and reduce the number of car journeys. The criteria cover specific services and facilities and these are not met for this proposed development. It is a "significant development in an unsustainable location in a Category "B" settlement" and I ask for the proposal to be rejected.

Yours sincerely

Margaret E Allen

OBS

EXC

23 DEC 2002

Little House
Hinton Road
Hurst
Berkshire
RG10 0BP

30/12

19 December 2002

Dear Madam,

Planning Application Number F/2002/8039

I am writing to object to the planning application that has been submitted by Millgate Homes for the development of 25 new dwellings in School Road, Hurst, Berkshire.

My objection is on the following grounds:

- Insufficient infrastructure (namely schools and medical facilities) in the community for the increased population that this development will bring. The school in particular is already over-subscribed and local residents will be placed in a position of having to appeal to get their children into the local school – a process that I have just had to go through in order to secure a place for my own child.
- The threat to an area of natural beauty and environmental importance. Such a development will mean the felling of a number of well-established trees and the risk of losing a colony of great crested newts.
- An exponential increase in traffic along School Lane. An ironic situation, given the recent announcement by the local council to introduce a traffic-calming scheme to minimise traffic movements near the school. Such a development will significantly increase the risk to parents and children walking to school.
- Equally, the proposed development does not support the local authority policy on transport sustainability. With insufficient public transport provision, this would be a significant development in an unsustainable location in a category B settlement.

I look forward to hearing the outcome of this application.

Yours sincerely,

Sarah-Jane L. Briggs

Little House
Hinton Road
Hurst
Berkshire
RG10 0BP

19 December 2002

Dear Madam,

Planning Application Number F/2002/8039

I am writing to object to the planning application that has been submitted by Millgate Homes for the development of 25 new dwellings in School Road, Hurst, Berkshire.

My objection is on the following grounds:

- Insufficient infrastructure (namely schools and medical facilities) in the community for the increased population that this development will bring. The school in particular is already over-subscribed and local residents will be placed in a position of having to appeal to get their children into the local school – a process that I have just had to go through in order to secure a place for my own child.
- The threat to an area of natural beauty and environmental importance. Such a development will mean the felling of a number of well-established trees and the risk of losing a colony of great crested newts.
- An exponential increase in traffic along School Lane. An ironic situation, given the recent announcement by the local council to introduce a traffic-calming scheme to minimise traffic movements near the school. Such a development will significantly increase the risk to parents and children walking to school.
- Equally, the proposed development does not support the local authority policy on transport sustainability. With insufficient public transport provision, this would be a significant development in an unsustainable location in a category B settlement.

I look forward to hearing the outcome of this application.

Yours sincerely,

Darren J Briggs

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8039. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

WOKINGHAM UNITARY
Aiming for Excellence

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

✓ 24/12

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8039

YOUR NAME: MARIA LAND

YOUR ADDRESS: (if these details are incorrect please amend)
Cadomin Wards Cross
Hurst
Berkshire
RG10 ODS

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: As a Hached letter

Continue over the page if more room required

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Cadomin
Ward's Cross
Hurst
Berkshire
RG10 0DS
19th December 2002

Ms E Circuit
Planning Department
PO Box 157
WDCouncil
Shute End
Wokingham
RG40 1WR

Application No F2002/8039

Dear Ms Circuit,

I am one of many that would like to object, again, to the second application from Millgate for the School Lane development.

What concerns me in particular is the already poor traffic problem in School Lane, and the Rat run it has created of Tape Lane. We have recently been asked to comment on the problems of traffic in Hurst, and as I use Tape Lane to walk my child to school, we constantly have to avoid being hit by cars trying to miss out School Lane during peak hours. An unusually high density of housing in School Lane will only exacerbate that traffic issue, and there is a real possibility of overflow parking from this development into School Lane, and there is never enough parking when developments are this tightly packed.

There is also the issue of the School's capacity, which has already caused much heartache. If children can't get into St Nicholas, the next available school (Collerton) is also oversubscribed, and I'm sure that adding more cars to the rush hour is not the council's intention.

It has already been highlighted that Hurst is not an area for additional housing, but we keep having building companies trying to build. Hurst is a lovely place to live, and I am lucky to live here. It is lovely **because** it isn't built up, and there are still green spaces and trees. There appears to be a concerted effort to change this by developers, as they can charge high prices for small, cramped properties. What will be next, the field behind my house? Some developments have been good (the old Elf Garage) but pulling down 4 houses and replacing with 25 properties is not one of them.

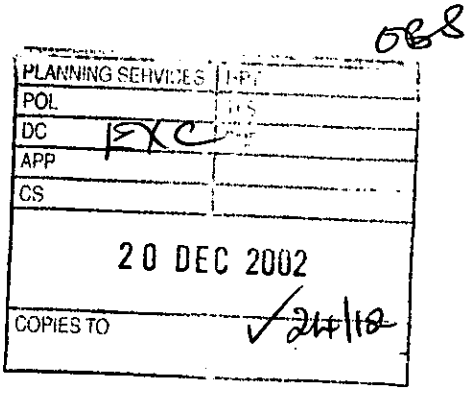
Please, I know that I am lucky to live here, it's a lovely area, and I couldn't afford my house now, but don't over develop. Hurst will become like the Laing's Broad Hinton Estate in Twyford, with everyone living in each other's pockets, and no space to breath, let alone park your car (I should know, that's where we lived before.)

I would also like to say, I find it very frustrating that the developers can keep putting in new planning applications with the same proposals, its underhand and sneaky.

Regards,



Maria Land



Quest Cottage
Hinton Road
Hurst
READING
RG10 0BP

Telephone: 0118 934 2172

19th December 2002

Ms Emy Circuit
Planning Case Officer
Environmental Services Department
P.O.Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Circuit,

Application No. F/2002/8039
Land in School Road, Hurst

I ask that the application be refused on the grounds that the proposed development is, by virtue of its density, massing and character, a gross overdevelopment in a village that does not have the services and infrastructure to sustain such an increase in population.

The specific objections that lead to this overall conclusion are as follows:

1. The Inspector's report on the Wokingham District Local Plan was quite clear that this village like many others in the district was not a sustainable location for major developments such as this.

2. The density of the proposed development is out of keeping with the rural location and is more appropriate to a city centre development. The development is likely to add 10% to the population of the village, which is an unsustainable increase.

3. The proposed development is out of character and by virtue of its massing does not fit in with the street scene of School Road or the rest of the village of Hurst.

4. School Road is a busy road, particularly at rush hour and also when the school is starting and finishing with extensive parking along the road whilst parents drop or pick up their children. The additional traffic generated by this development cannot be absorbed onto this road safely. The sight lines proposed are inadequate and totally compromised by two trees that are the subject of a Tree Preservation Order. The inescapable conclusion is that this development will be an accident waiting to happen. That accident will almost certainly involve a child.

5. Public transport in the village is insufficient to contain the increase in car journeys that will result from this increase in population.

6. The public utilities serving this small rural village will not take the additional load, particularly the foul and storm water systems. The drains in School Road already back up during wet weather.

7. The loss of a significant number of trees to this development is another unnecessary blow to the rural environment. The effect of this loss on the water table is that the water table will rise in an area where the gardens, particularly that of Mufulira, regularly flood in periods of heavy rain.

Yours sincerely

Howard Larkin

H.J.Larkin

20 Martineau Lane
Hurst
Berks
RG10 0SF
19th December 02

OBS

Ref Planning Application
F/2002/8039
Millgate Homes.

PLANNING SERVICES
20 DEC 2002
COPIES TO
ACK: 24/12
FILE.

Dear Ms Circuit,

I am writing to advise you of my strong objection to the planning application from Millgate Homes for 25 new dwellings in School Road, in Hurst.

Two weeks ago, I moved from Binfield to Hurst, seeking a quieter, more rural life, following many major building works in Binfield which in my opinion have spoilt its appeal.

Martineau Lane, was itself a new development about eight or nine years ago built by Bryant Homes, but it offered affordable accommodation of varying sizes, 2,3,4 bedroom houses, suitable for an 'average' applicant. Millgate Homes, however, as with Bonhomie Court, offer probably the most expensive housing locally, attainable by only a select few, and certainly not affordable for Hurst's own young families. I strongly feel that a village must contain varied accommodation of all sizes and price bands and must not be allowed to become

an elite housing hotspot suitable only for wealthy Londoners.

Hurst is a small Category B settlement. School Road has already endured the development of flats, opposite the beautiful St Nicholas Primary school, and further houses are already planned on the site of a bungalow further up the road near the pond. Twenty five dwellings cannot be described as a small infill or windfall site, and the local roads and services would not be able to cope with the greater traffic and population. There is no train station in the village, and the local bus service, 128, would not be adequate for transporting people to work in Bracknell, Wokingham and Reading, or for additional children to schools in Wokingham. Therefore, the number of private car journeys, and parking problems could escalate unbearably. I firmly believe that the proposed application is wrong as it would be in an unsustainable location.

I am also reliably informed that the site is home to a protected species of great crested newts, and that bats have also been found on the site. I would expect you to carry out your duties and protect these species against harm.

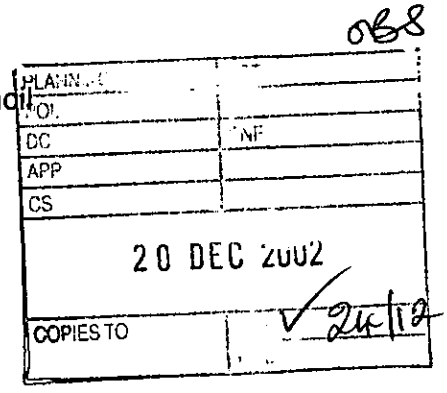
Yours sincerely,

MRS S. C. MURGATROYD

26 Martineau Lane
Hurst
Berkshire RG10 0SF

Tel: 0118 934 2063

Ms. Emy Circuit
Wokingham District Council
Shute End
PO Box 157
Wokingham
RG40 1WR.



19th December, 2002.

Dear Ms. Circuit

Ref Planning Application No. F/2002/8039

I wish to object to the planning application that has been made by Millgate Homes in respect of building works, namely 25 new dwellings, that are intended to be carried out in School Road, Hurst.

My objections to the application are as follows:

Un-sustainability as Hurst has been classified a Category B settlement
The site is the home to a colony of great crested newts, a European protected species.
Bats have also been found on the site. From my understanding the council has a duty of care to protect both of these species from any harm.

I want you to take these objections into consideration when considering the application.

I look forward to hearing from you in due course.

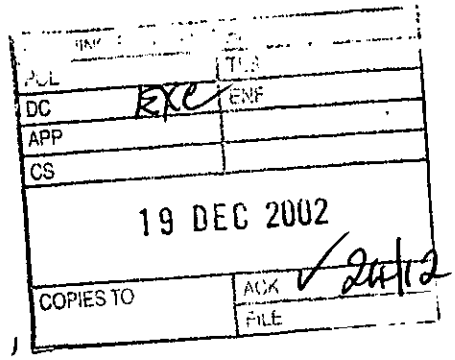
Yours sincerely,

K. Oldland (Mrs.)

K. Oldland (Mrs.)

Eny Circuit
Planning Services
P.O. Box 157.

OBS



Little Hinton
Hinton Rd
Hurst
RG10 0BP.

18.12.02.

Dear Ms Circuit,

Re: Application No: F/2002/8039

Thank-you for your letter of December 4th 02.

As far as I can tell, this is an identical proposal to the one on the same site submitted earlier by Millgate Homes. Is this true? I assume all previous objections will still be taken into account, including mine - but I would like to know why this proposal has not been determined at an earlier stage.

To repeat therefore, I strongly object to the proposed development on the following grounds

- overbuilding given the nature of the site
- inappropriate design of buildings
- increased traffic in a school road
- destruction of trees, and the natural environment

- increased risk of flooding
- threat to a European protected species - great crested newt
- this location is un-sustainable in a Category B settlement.

Above all it changes a semi rural village into an urban environment - a better, smaller design would not do this.

I moved to Hurst after a request for planning permission for an extension was turned down by your department. I look forward to hearing that similarly rigorous standards will apply to this proposal and it too will be refused.

Yours sincerely,

Irene Insley.

Emy Circuit
Planning Services
P.O. Box 157

OBS

PLANNING SERVICES	HPT
POL	
DC	
APP	
CS	
19 DEC 2002	
COPL	✓ 24/12

Little Hinton
Hinton Road
Hinton
RG10 OBP.

Ref: Application F/2002/8039

Dear Ms Circuit,

This is the same proposal as before, and therefore my objections are the same:-

- Overbuilding the proposed site.
- Poor + Inappropriate design
- Traffic Issues in School road
- Destruction of the natural environment + the trees.
- Flood risk to neighbouring property + area.
- Already designated as Category B settlement

Yours Sincerely,

Richard Parker

OBS

PLANNING SERVICES	DPT
POL	TLS
DC	SF
App	
CS	
18 DEC 2002	
COPIES TO	CLK 24/12
	FILE

6 Tape Lane
Hurst
Berkshire
RG10 0DP

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

13 December 2002

re. Application No. F2002/8039

Dear Ms Circuit

I am writing as a resident of Hurst to voice my strong objection to the proposed development detailed in the above planning application by Millgate Homes.

The proposed development is completely out of keeping with the rest of the village - both in density and appearance. There are far too many dwellings squashed in to the site with little space between them or garden area for each property. There is also no 'public space' allowed. We chose to move to Hurst 11 years ago specifically because it was one of the few areas locally that retained its village character – unlike Ruscombe or Charvil, which have simply become suburbs of Twyford

On a more practical note, there is simply no room in the school, or service infrastructure to support this many dwellings. Only two years ago village parents had to lobby the council to make them aware that the school was full and likely to turn away village children. Luckily, on that occasion, the Council found funds and the last possible extension was squeezed on to the school site. This time there is no such option; Hurst School is our only catchment school – the nearest schools in Twyford and Winnersh are also over-subscribed, the nearest with any room is in the centre of Twyford with no parking space. Why should we drive to an out of area school when we can walk to our own? Surely this is counter to the current 'Walk to School' campaign to reduce traffic at peak times?

Extra houses would also generate a lot more traffic at peak periods along an already busy stretch of road, making the trip to school even more dangerous and stressful. There is a village bus service to Twyford, but it is hardly used at the moment and I can't imagine this would change as it doesn't run to the locations and times that work/school runs demand.

Hurst is also unusual in retaining many mature trees in gardens and along roads – this development proposes the felling of 57 mature trees which would devastate the local area environmentally and greatly reduce the visual beauty of the neighbourhood. I also believe that services such as drains for rain and foul water are already full to capacity with no room to support 25 extra dwellings. In addition, Hurst is without local medical or dental services – the nearest at Twyford are already over-subscribed.

Finally, The Planning Inspector has rejected all major development in Hurst. "Hurst is not a locality that I have recommended for additional housing within the District," he states in his report. "In my opinion, the settlement does not have the range of facilities to enable sustainable development to be obtained." We don't have the services, facilities or infrastructure to take such a large number of new homes.

Yours faithfully

L. A. Kendall

L A Kendall (Mrs)

858

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	

18 DEC 2002

COPIES TO

St Nicholas
PRE-SCHOOL
Playgroup
HURST

Registered Charity No 900344

The Small Village Hall, School Road, Hurst, Reading, Berkshire RG10 0DR

Please reply to:
The Secretary, 6 Tape Lane, Hurst, Reading, Berkshire, RG10 0DP
Telephone: 0118 9342852

Ms E Circuit
Planning Department
PO Box 157
Wokingham District Council
Shute End
Wokingham
RG40 1WR

13 December 2002

re. Application No. F2002/8039

Dear Ms Circuit

I am writing on behalf of the committee of St Nicholas Pre-school Playgroup to voice our concern about the proposed development detailed in the above planning application by Millgate Homes.

Our main concern is that there is simply no room in the school, or service infrastructure to support this many dwellings. Only two years ago village parents had to lobby the council to make them aware that the school was full and likely to turn away village children. Luckily, on that occasion, the Council found funds and the last possible extension was squeezed on to the school site. This time there is no such option; Hurst School is our only catchment school - the nearest schools in Twyford and Winnersh are also over-subscribed, the nearest with any room is in the centre of Twyford with no parking space. Why should we drive to an out of area school when we can walk to our own? Surely this is counter to the current 'Walk to School' campaign to reduce traffic at peak times? Also, existing social groups formed at playgroup during an important time in a young child's development would be split up if they are forced to attend different schools.

Extra houses would also generate a lot more traffic at peak periods along an already busy stretch of road, making the trip to school even more dangerous and stressful. There is a village bus service to Twyford, but it is hardly used at the moment and we can't imagine this would change as it doesn't run to the locations and times that work/school runs demand.

The proposed development is completely out of keeping with the rest of the village - both in density and appearance. There are far too many dwellings squashed in to the site with little space between them or garden area for each property. There is also no 'public space' allowed for children to socialize and play.

In addition, Hurst is without local medical or dental services - the nearest at Twyford are already over-subscribed.

Finally, The Planning Inspector has rejected all major development in Hurst. "Hurst is not a locality that I have recommended for additional housing within the District," he states in his report. "In my opinion, the settlement does not have the range of facilities to enable sustainable development to be obtained." We don't have the services, facilities or infrastructure to take such a large number of new homes.

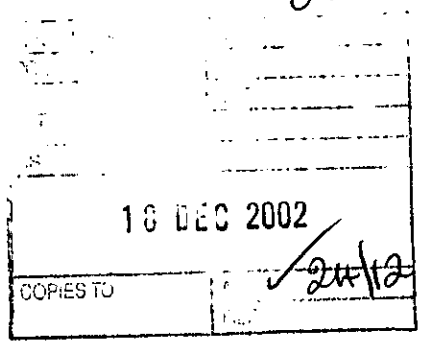
Yours faithfully

Mrs Gina Gray
Chairman

Mrs Sarah Esteve
Treasurer

Mrs Louise Kendall
Secretary

Edward and Louise Coe
4 Lodge Road
Whistley Green
Hurst
Berkshire
RG10 0EH



Ms E Circuit
Planning Services
PO Box 157
Woking ham District Council
Shute End
Wokingham
Berkshire
RG40 1WR

16th December 2002

RE: Application No F2002/8039. Millgate Homes Development in School Road, Hurst.

Dear Ms Circuit

We are writing as residents of Hurst to object to the planning application made by Millgate Homes to develop a site in School Road Hurst to build nineteen houses and a block of flats.

We have two reasons for our objections and they are as follows;

1) We believe that this development will be totally out of character on School Road as there are too many houses crammed in the site and therefore it will not be in keeping with a village setting. There have also been numerous developments in Hurst over the last few years e.g. Dorndon House and Bonhomie Court, in a village, which the Planning Inspector has already deemed unsuitable for further growth due to a lack of services and facilities.

2) As parents of a child in Class one at St Nicholas Primary School we have already been in correspondence with your colleagues in the Education department regarding school admissions. Last year following a campaign by worried parents, funding was found to create an additional teaching area to enable all children within the catchment area to be admitted. During this correspondence with Lynda Fisher she responded to our comments about previous over development in the village by stating that permission was given for developments in ***"former Berkshire days and unfortunately at the time the planning applications were made it is likely there was no case for the authority to seek a contribution to additional school places"***. In other words responsibilities for the granting of previous planning applications could be blamed on previous administrations. However

later in her letter she states, ***"If any further housing development is planned within the school's catchment area, officers will make a very strong case to demonstrate that no additional children can be accommodated."*** This reassured us that no further large developments would be given planning permission within the village. We have two younger sons who should follow their brother and attend the village school. As we live in Whistley Green we feel their places will be threatened by future residents of this development as we have been informed by the school governors that there is no possibility to expand the school any further due to space limitations, and that the maximum number of children to be admitted in a year group will be 18. We believe that the waiting lists already have this number of children for the next few years.

We believe very strongly that this issue must be considered before any more houses are built in the school catchment area. We are alarmed that you may assume that the excess children will just disappear to another school and cease to be a problem. It appears that other schools in the neighbouring areas such as Twyford and Winnersh are also over subscribed from within their own catchment areas. The responsibility of education for Hurst village children should not be simply shifted onto a neighbouring school to cover at the detriment of the local residents.

We hope that you give serious consideration to our objections and look forward to receiving your response.

Yours Sincerely,

Louise Coe

Edward and Louise Coe.

c.c. Lynda Fisher. Head Of Schools Provision and Access, Wokingham District Council, Shute End, Wokingham, RG40 1WR.

Annette Drake. Walden Acres, Wokingham Road, Hurst, RG10 0RU.

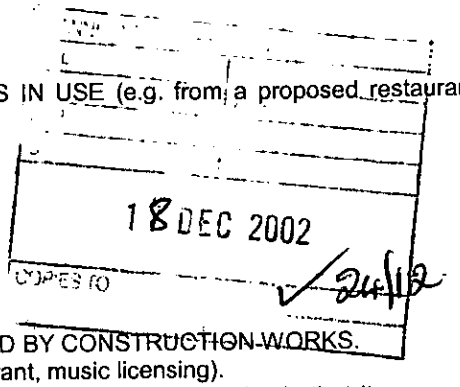
David Shapland. Chairman of Hurst Village Society, 1 Hurst Grove Cottages, Davis Street, Hurst, Berkshire.

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8039. (Case Officer:Emy Circuit)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT**.

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8039

YOUR NAME: _____

YOUR ADDRESS: (if these details are incorrect please amend)
~~CRACKINGTON~~ TAPE LANE HUNTERS LODGE
HURST
READING
RG10 0DP

PLEASE RETURN YOUR COMPLETED FORM TO:

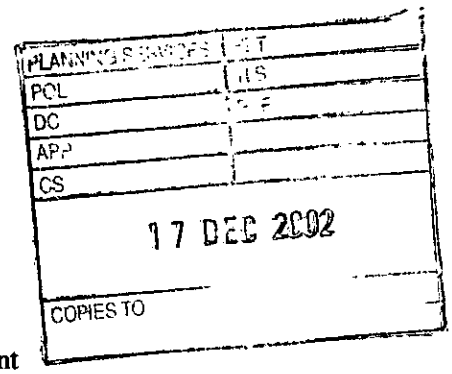
Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

See attached.

Continue over the page if more room required



Hunters Lodge
Tape Lane
Hurst
RG10 0DP

11th December 2002

Emy Circuit
Development Control Manager
Environmental Services Department
Planning Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Sir

Objection to School Road Planning Application F/2002/6072

I write to put on the record my total objection to the above planning application. As the owner of a property in Tape Lane, which runs parallel to School Road I feel very strongly about this proposal.

Over-Development of Hurst
This is yet another development to really threatens to further destroy the very special characteristics of the village of Hurst. Yet another development of massive proportions is being considered by you. Hurst is a village that is trying very hard to retain it rural nature and yet is being threatened by large, inappropriate developments.

Size
The magnitude of this proposed development is truly awful. It would be a massive overdevelopment of the site, from 4 houses to 25 houses is far too great. School Road has large houses and this development would ruin the nature of School Road. It would also have an impact on the residents of Tape Lane, from a noise and visual point of view. This area has already suffered from the development of Dorndon House.

Traffic
This development will generate more traffic down a road that is already suffering from too much traffic, especially with the school very close to this proposed development.

School
The local school will not have the capacity to take in more children.

Village Environment

I believe that this is yet another attack on the rural nature of Hurst – causing increased urbanisation of the village.

There are very few "real living" villages left in Berkshire – I believe Hurst is still one of them – it still has shops, school, cricket pitch, pond, pubs and a church, -- developments such as this one threaten the rural nature of the village and cause increased urbanisation.

Noise and Light

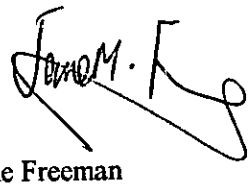
The noise level caused by this number of people and their cars will have a serious impact on the quality of the life of the neighbours.

Trees
The inevitable removal of trees from the site would be a disaster is this rural location.

Newts
There are great crested newts in the pond in the gardens of these properties, these are an endangered species.

Leave Hurst as it is! A development such as this will seriously detract from the character of the village.

Yours sincerely



Jane Freeman

PLANNING SERVICES	HPT
POL	TLS
DC	ENF
APP	
CS	
20 DEC 2002	
COPIES TO	ACK:
	FILE:

Holly House,
Orchard Chase,
HURST.
Berkshire,
RG10 0SW

Tel 07900 246 653
Fax 0118 9321282

20 Dec 2002
Environmental Services Dept – Planning Services
PO BOX 157,
Shute End,
Wokingham,
Berkshire
RG40 1WR

Fax no. 0118 974 6484

Re: Planning Application F/2002/8039, School Rd., HURST

Your ref: F/2002/8039

To Planning Dept,

Further to your note advising us of planning application # F/2002/8039, we are writing to register our objections to the proposed plans.

As a resident of the village of Hurst since 1994, I feel that our objections to the proposed plan are based on my local knowledge of the village over this period, and not specifically to our current residence within the village. We have lived in 3 separate parts of the village: Stanlake Pk., Whistley Green and our current address and feel that this variety of residencies during the 8+ years gives us a reasonable insight into how the village functions and the appeal of the village. Our objections to the plan is based on a number of points, which include but are not limited to the reference to comments made by the Planning Inspector, the village school and local infrastructure, traffic and highway safety issues, plan layout and the conservation of trees. In essence this is the city coming to Hurst and is totalling out of keeping with the style, feel and functionality of the village.

1) The Local Plan: The proposed plan by anyone's definition is a major redevelopment and in reference to the District Planning Officers comments, 'Hurst is not a locality that I have recommended for additional housing development.' Hurst does not have the services, facilities or infrastructure to support such a development. This is a city styled development proposed for the country. The residents of Hurst have elected to live without these levels of services, if they had wanted these services, people would have moved to Reading, Wokingham or Twyford. 25 additional dwellings in Hurst, on a 2-acre site, represents an average of 4,000 sq metres per dwelling for all buildings, gardens, traffic and pedestrian services. This is a high density development even by city standards.
2) Un-sustainability: Furthermore, when and where does this process stop? Hurst can not sustain this development: it is already struggling to meet the requirements of other developments that have occurred over the last 5 years.
3) School Capacity: The village school is already full and how children elsewhere in the parish would fair against the children from the proposed development is unclear: I suspect that proximity to the school will be an over-riding consideration, when

allowing new entrants. With 25 new dwellings, mostly designed for younger families the additional 68 bedrooms would mostly be occupied by children and their parents. Approximately 20-30 extra school places will have to be found, or children from further away, but still within the parish will have to travel further to other schools outside of the parish. This would have a further knock-on effect for traffic congestion and the number of journeys made for the whole District. Additionally, Hurst and Wokingham District have made great efforts to increase the number of footpaths within the village. One of the advantages of this has been to assist with getting children from within the village, but further from further a field than Wards Cross to and from the school on foot. For instance the recent footpath improvement scheme in and around Whistley Green. Displacing these children with the children from within the proposed development would undermine this scheme.

4) Highway Safety: School road is already a heavily used road within the village of Hurst and is not designed to cope with even the current amount of traffic usage. It is a cut through for many on the Woodley estate and Southern parts of Reading and as such has high traffic flow at peak and non-peak times. 25 additional dwellings, some fronting onto School Rd, would add to the School Rd congestion, would decrease dropping off options for parents who can't walk their children to the school and increase the likelihood of accidents. Given that the village school is only yards from the proposed site, this decrease in safety in and around the vicinity of the school is certainly not desirable. Any development on School Road should put the pupils of the school first and I fear that this has not been given any consideration in the planning application.

5) Infrastructure: The building of 25 new dwellings will increase the amount of surface concrete and tarmac, this in-turn increases the amount of instant run-off during rainfall. This increase in hard surface covering has been demonstrated as one of the reasons for increased flooding in Southern England over recent years. With less area of land covered by grass etc and more by hard surfaces, the run-off is more instant; this then results in an instantaneous spike in the overall discharge in outflow to rivers. Whereas before, rain soaking into the land would take longer to reach it's discharge point, and hence dissipate any potential flooding. Additionally, the current drains would need to be upgraded to support such a proposed development, for which I have not seen any proposals.

6) Conservation of Trees: Hurst is renowned for its tree and foliage cover and School Road is a particularly good example of this cover. The felling of 56 trees to allow for this development would quite simply be criminal. Without the trees, the area takes on a very different look and feel and would be very out of character with the entire village and especially School Rd. Further consideration should be given to the entire plot with specific care and attention to the existing tree cover. Yet again, without these trees which take rainfall to enhance their growth, the risks of flooding increases.

I trust that our objections are put before the relevant personnel concerned with reviewing this planning application.

Yours sincerely

James Smith Jane Perrins

James Smith & Jane Perrins

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8039. (Case Officer:Emy Circuit)

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**



THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8039

YOUR NAME: Mr P.R & Mrs R.E. Squires

YOUR ADDRESS: (if these details are incorrect please amend)
Pear Tree Cottage Dunt Lane
Hurst
Berkshire
RG10 OTA

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

Continue over the page if more room required

Thatched Cottage, Poplar Lane, Hurst READING, Berkshire, RG10 0DJ
☎ 0118 934 0238
Fax 0118 934 3829
Email ejedwards80@hotmail.com

605



Development Control Manager,
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

18th December 2002

Dear Miss Circuit,

Application No. F/2002/8039 Land in School Road, Hurst

I have considered the above application for 25 houses on land in School Road and believe that this application should be denied for the following reasons.

1. The proposed development represents gross overdevelopment of the site and conflicts with Wokingham's Local Plan in so far as the village is not suitable for major developments.

2. The proposed development is out of character and by virtue of its density and massing does not fit in with the street scene of School Road or the rest of the village of Hurst.

3. School Road is already a very busy road, particularly when the school is starting and finishing with widespread parking along the road whilst parents drop off or pick up their children. The additional traffic generated by this development cannot be absorbed onto this road safely. The conclusion in respect to traffic and highways is that this development create an accident waiting to happen.

4. St. Nicholas C of E Primary School is full and there is no room for expansion. One might expect 25 houses to create a need for at least 20 new places that are just not available.

5. The public utilities serving this small rural village will not take the additional load, particularly the foul and storm water systems. The drains in School Road already back up during wet weather. In fact the general development in the village over the last 30 years had had a significant adverse effect of the water table.

In conclusion I believe that the proposed development on this site represents gross overdevelopment in an unsustainable location in a rural settlement.

Yours sincerely,

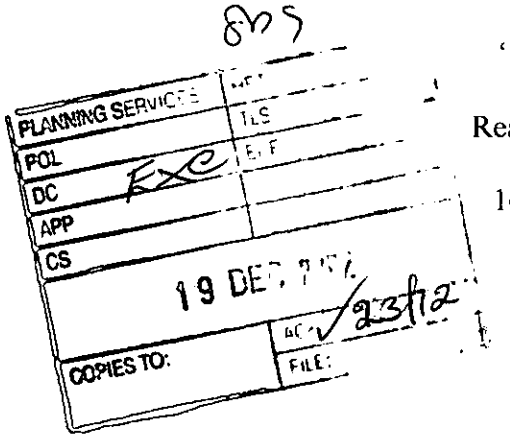
EJ Edwards

E J Edwards

'Salix', Tape Lane
Hurst
Reading, RG10 0DP

16 December 2002

Ms Emy Circuit
Wokingham Unitary Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR



Dear Ms Circuit

Application F/2002/8039

I object to the proposal from Millgate Homes to build in School Road which has extremely serious implications for Hurst as a whole. The proposed density of housing in the heart of the village would be both obtrusive and totally out of character with its surroundings and the village as a whole. Along School Road both Braybrooke and Cranford Drives have their houses well spaced, set back and landscaped. More recently, Persimmon Homes built unobtrusively without destroying houses along Hinton Road while the large green softens the effect of the Bryant Homes development. The Millgate proposal has none of these advantages and would damage the village environment irreparably.

In a village where a car is a necessity rather than a luxury, the impact of so many extra vehicles along School Road, already perceived to be a problem area, is a matter of grave concern. The inadequate parking provision even for the five-bedroom properties, can only exacerbate the difficulties by the school opposite already experienced at peak times of the day. The effect of such a large influx of prospective pupils on the school itself is also a matter of serious concern. It is already filled beyond its true capacity on a site which Wokingham Unitary Authority states categorically does not allow further extension. Will the extra children from School Road and the new flats in Broadcommon Road have to be driven to school outside the village?

This is a pertinent example of how Hurst lacks the infrastructure necessary for major new development in line with a recent Inspector's report. The lack of public transport and medical resources are others. Even though Wokingham is under pressure to find ever more land for housing the realities of seriously inadequate facilities should not be ignored. Hurst is a village with few amenities and though the proposed housing mix may meet national guidelines, the other necessary resources are not in place. The proposed development is better suited to a place with easier access to the essentials of daily life and should not be allowed in Hurst.

Yours sincerely

N.E. Bassett

Mrs NE Bassett

'Salix', Tape Lane
Hurst
Reading, RG10 0DP

16 December 2002

Ms Emy Circuit
Wokingham Unitary Planning Services
PO Box 157
Shute End
Wokingham RG40 1WR

Dear Ms Circuit

Application F/2002/8039

I object most strongly to this proposal from Millgate Homes on the grounds (1) of excessive development within the village entailing a severe loss of character to the neighbourhood, (2) the adverse effects on the street scene and (3) the totally inadequate provision for car parking throughout the new estate which will inevitably lead to continual on-street parking throughout, most seriously and dangerously in front of the school.

Loss of Village Character
The present character of residential property on and surrounding the site is of bungalows and houses well set back from School Road at a density of about 2 per acre. The proposal to replace 4 properties with 25 on a 2 acre site goes far too far away from the present village ambience which it would replace with a dense suburban setting lacking any sense of place.

Adverse Effects on Street Scene
The proposal is not only to bring forward the building line along School Road ahead of that existing (and of Fairlawn, adjacent to the west) but also to replace 3 bungalows with 4 large detached houses. Their height must make them very much more obtrusive than the present single storey properties whose impact is significantly softened by trees to front and rear within which they are seen to be set. No such significant softening and placing within a landscape will be possible for the almost continuous wall of building which the 4 new houses would provide and the pleasant contribution to the existing village street scene will be lost.

Inadequate Parking
The proposed parking facilities for the new properties are wholly inadequate which will lead to much on-street parking, not only marring the appearance of School Road and the new estate but also seriously affecting road safety.

The plans show that 3 and 5 bedroom houses will have only a single integral garage each, with a single parking bay for each 2 bedroom house and flat. At least twice as much parking provision is needed for this number of properties. It is unreasonable to suppose that, in a village with minimal public transport, there will be less than two cars per household, as is normal in Wokingham district, indeed there are likely to be more for the larger houses and more still when there are visitors. The garages and parking spaces can not accommodate these numbers while the short, narrow drives offer only a little more space. The situation will be aggravated if, as commonly happens, householders seek to extend their properties by converting integral garages to rooms, expelling their cars. Inevitably people will either park cars on their front gardens or on the roads. Neither outcome is desirable and a new development should include sufficient parking provision to avoid both. The first will introduce visual clutter where there is now none of any consequence, further degrading the street scene. The second will increase road hazards inside the estate where roads are narrow but especially on School Road where there is already a problem when children are taken to and from school. Appearance is important to amenity and good planning, while safety should certainly not be compromised because the applicants seek to over-develop the site.

The proposal is a bad one on all grounds cited and should be rejected.

Yours sincerely

Professor DC Bassett



Fishery Cottage
Davis Street
Hurst RG10 0TJ

Development Control Manager
Wokingham District Council,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

Dear Miss Circuit,

Application No. F/2002/8039
Land in School Road, Hurst

I have considered the above application for 25 houses on land in School Road and believe this application should be subject to the Major Development procedure including advertisement in the local press.

I strongly object to it for the following reasons:

1. The proposed development represents gross overdevelopment of the site and as such is contrary to Policy WOS3 'Development Control Principles' of the Wokingham District Local Plan (WDLP) in particular its acceptability under Criteria A, B, C, D, and F of the policy.

2. The Inspector's report on the Wokingham District Local Plan was quite clear that this village like many others in the district was not a sustainable location for major developments such as this and he placed the village in his Category B settlements that have 'limited facilities and are in an unsustainable location'. Indeed the Inspector specifically rejected development on six sites close or adjacent to the settlement of Hurst because of this lack of infrastructure and transport facilities that made such developments unsustainable. Some of these proposals were considerably smaller that the proposed development.

3. The proposed development also fails to comply with the guidance in PPG3 and particularly Paragraphs 46 to 75, which comprise the section headed 'Creating Sustainable Residential Environments'. The only paragraphs the proposed development falls in line with is those dealing with density, Paragraphs 57 and 58. However density cannot be an overriding consideration that must be complied with to the exclusion of all the other sustainability matters. Indeed, if it were, then any 'unidentified site' in any of the rural villages of the District would succeed automatically if the proposed density was high enough and this is clearly contrary to the concept of testing for sustainability and cannot be the intent of PPG3.

4. The proposed development is out of character and by virtue of its density and massing does not fit in with the street scene of School Road or the rest of the village of Hurst. This means that it fails the tests in Policy WH1 'Housing Development – Unidentified Sites' of WDLP and particularly Criteria a, b, c, and g. It also fails the tests in Policy WBE1 'Development in its Local Context' of WDLP

5. School Road is a busy road, particularly at rush hour and also when the school is starting and finishing with extensive parking along the road whilst parents drop or pick up their children. The additional traffic generated by this development cannot be absorbed onto this road safely and therefore it fails the test of Criteria g of Policy WH1 of WDLP. This test also requires that the cumulative effect on roads should be considered and the development over the last few years in and adjacent to School Road has already taken the traffic on School Road to a dangerous level.

6. Public transport and other community facilities in the village of Hurst are inadequate so that this development can only generate more car journeys. This is clearly contrary to the requirements of Objective B of Policy WOS1 'Sustainable Development' of WDLP as well as WH1 Criteria g.

7. The sightlines proposed are ludicrously short and inadequate and in fact are obstructed by trees in each direction that are the subject of a Tree Preservation Order. This means that the required sight line cannot be achieved and the application should be refused for failing to comply with the requirements of the Highway Authority.

8. The inescapable conclusion in respect to traffic and highways is that this development will be an accident waiting to happen. That accident will almost certainly involve a child.

9. St. Nicholas C of E Primary School is full. There is no room for expansion.

10. The public utilities serving this small rural village will not take the additional load, particularly the foul and storm water systems. The drains in School Road already back up during wet weather. Again this infrastructure matter is a failure in respect to Criteria g of WH1 of WDLP.

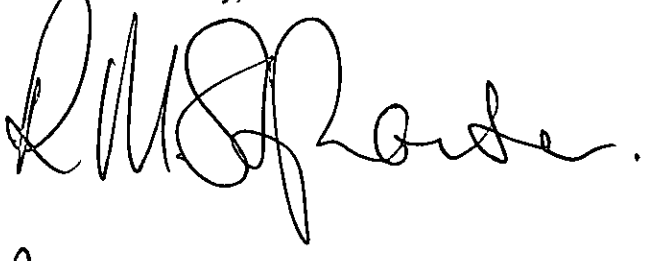
11. The loss of a significant number of trees to this development is another unnecessary blow to the rural environment. The effect of this loss on the water table is that the water table will rise in an area where the gardens, particularly that of Mufulira, regularly flood in periods of heavy rain. This loss is a failure of the test of Criteria e of WH1 of WDLP.

12. The presence of a breeding pond for Great Crested Newts, a protected species, has not been addressed at all and again this is a failure of the test of Criteria e of WH1 of WDLP.

13. Finally this developer displays his contempt for the whole community by making absolutely no provision under the District Council's Policy WOS4 of WDLP for additional services amenities or infrastructure to address the shortcomings of these. I believe that he will be unable to satisfy this requirement and I am appalled at the evident lack of concern for the whole environment displayed by his failure to consider this at all.

The proposed development on this site represents gross overdevelopment in an unsustainable location in a rural settlement.
I ask that this application be refused for all the reasons stated.

Yours sincerely,



R. M. STEPHENSON.

Copperkins School Rd Hurst RG10 0DR
15-12-02.

YR REF Planning application
F2002/8039.

PLANNING SERVICES	
POC	
DC	EXC
APP	
CS	

OBS
Ack 23/12

17 DEC 2002

Dear Emy Circuit,

I write to OBJECT to the proposed overdevelopment in School Rd replacing 4 properties with 25. If planning rules are not to be used to constrain URBAN developments in rural environments then the few rural communities which still exist within the Wokingham District will ALL be subsumed into the urban sprawl within a very few years. Born in Hurst I have seen Twyford, Woodley, Winnersh Emmbrook ET ALIBI transformed in this way. Apart from what may be termed idealism there are regulations laid down by central & local government as to why this proposal should be rejected. This is particularly true when applying POLICY WOS 3 Criteria A.B.C.D.F. The proposal also breaches policy WH1 & WBE1 in many aspects. The projected car movements are way below what I would expect from 25 households. The village school is already oversubscribed & finally I suspect that what is proposed might well develop into an enclave that would be difficult to police. I know of nothing that would make this development beneficial to Hurst.

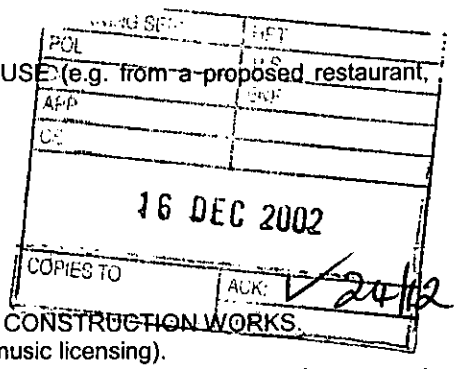
Yours faithfully [signature] (I. McMINN)

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8039. (Case Officer:Emy Circuit)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).



THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8039

YOUR NAME: P.J. Martin

YOUR ADDRESS: (if these details are incorrect please amend)
35 Martineau Lane
Hurst
Berkshire
RG10 OSF

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments:

See enclosed.

Continue over the page if more room required

35 Martineau Lane
Hurst
Reading
RG10 0SF

16th December 2002

Re: Planning Application F/2002/8039 - Proposed erection of 25 dwellings

Dear Ms Circuit,

Thank you for your letter regarding the duplicate application F/2002/8039. I still strongly object to this proposal which first came to my attention in April of this year under application F/2002/6072. I very concerned delays in the planning process have allowed this application to continue as it should have been rejected at the first instance.

One of the main characteristics of the village of Hurst is its open spaces, and hence low density of housing. The proposed development at Ashington, Tumbleweeds, Rose Vale and Mufulira is applying housing densities that are simply out of character with its location, using a number of detached dwellings fronting School Road to hide the over development behind.

This is not an appropriate development which meets local needs, and would not provide a positive contribution to the character or environment of the village. It adds nothing to the local infrastructure, services or amenities.

St Nicholas Primary School is already full to busting, and such a large development would mean that young children would have to be travel outside of the area to go to school.

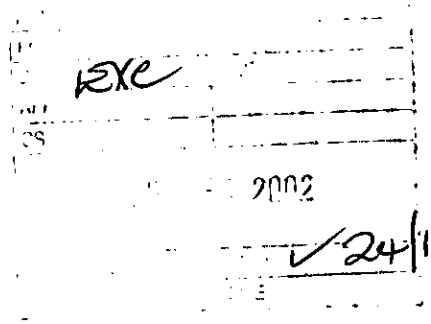
The design, appearance and layout of the development are clearly out of character within the setting, and is at odds with the community of Hurst. It does not add any residential amenities, in fact the developer is cashing in on those amenities already provided by the Village.

Yours faithfully

P. J. Martin

P.J. Martin

0838



'Acorns'
School Road
Hurst
Berkshire
RG10 0DR

11th December 2002

Emy Circuit
Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Reference: Application Number – F/2002/ 8039
Land at Ashingdon,Tumbleweeds, Rose Vale & Mufulira, School Road , Hurst

Further to your letter dated 4th December 2002. I wish to object to the proposed application on the following grounds.

- Highway Safety and Traffic

I object on the above grounds because the villagers of Hurst have over the past 2 years seen serious efforts by developers to exploit packages of land for profit. This has directly resulted in a serious increase in traffic within and through our village. During 2001 we have seen 25 flats constructed on the site of Dourdon House and latterly Bonhomie Court with its 25 flats about to complete. In addition several infill properties (including planning permission for 2 houses on a plot previously known as Harlyn House – opposite the proposed development) have or are about to be completed, which overall has led to an increase of circa 100 vehicles alone within the village. The situation is now quiet dangerous when compared to several years ago, when what were then quiet roads and lanes have now become 'rat-runs' and a major danger to pedestrians.

The proposed above development in School Road will undoubtedly generate many more vehicular daily movements onto what is already an extremely busy road. If matters continued unabated it will only be a matter of time before a child on its way to or from the school will be seriously injured or indeed killed. I suggest that the council officers take this very much into account and think carefully before they approve a development which could result in the death of a child in the future.

- Conversations of Buildings, Trees and Open Land.

I object on the grounds that the occupiers/developer is applying to demolish perfectly sound and substantial existing contemporary properties purely to extract the maximum financial return from the combined site plot. Surely we should be safeguarding existing housing resources and not destroying them for the sake of personal greed. In addition the combined plots undoubtedly is the habitat of a variety of wild creatures and birds including fauna and flora. The proposed development will certainly necessitate the removal of many trees and bushes resulting in the dispersal and removal of the natural environment. Hurst and its surrounding area is subject to flooding during periods of heavy rain.

The proposed development will undoubtedly create further run off water during the winter months. This water will be unable to soak away into the ground currently occupied by the present dwellings. The result will inevitably lead to localised flooding which is also proving to be the case as more and more land is being consumed for high density housing such as is proposed by this development. You only have to walk around during wet weather to see the increasing incidence of flooding caused as a result of such developments in the past.

- Contravention of the Development Plan Policy.

This allows for sustainable local development but not for the demolishing of 4 perfectly good and sound existing properties, so that 25 new properties can be constructed on the combined site. If this is allowed, it endorses blatant profiteering and greed by the present occupiers and future developer.

If the occupiers/developer want to construct other dwellings within their existing grounds then let them apply for permission to do so, but not to destroy existing substantial and contemporary dwellings in the process.

The local amenities are limited and the local school is already at saturation point. If this development was to proceed then it could generate additional 30+ children with no local schooling available. This does not take into account the Bonhomie Court development now available for occupation with potentially additional 40-50 vehicles and 23-30 children leading to more traffic and more congestion with no local schooling available. This presumably would mean children been transported outside the village to school, with additional further traffic congestion for the surrounding area.

- Need to Safeguard the Countryside

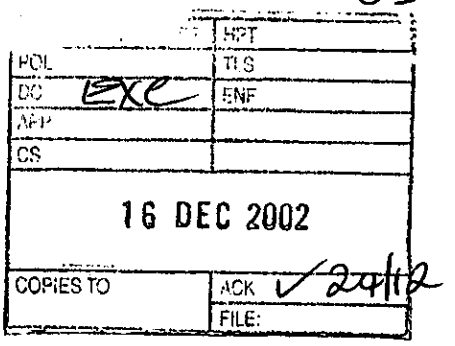
The four properties in question occupy a substantial combined plot of land, which significantly contributes, to the overall stock of fauna and flora within the village of Hurst. I do not believe that anyone would strongly object if the application was for an occasional 'infill' dwelling. However in this instance what is proposed is a major development of 25 dwellings (which must now must be seen in relation to the recent developments of Dourden House, Bonhomie Court and the forthcoming development of Harlyn House- opposite this proposed location) which will have a serious impact on the character of our village. If such a development is allowed, it will in conjunction with other recent developments, contribute to completely changing the entire character of the village of Hurst. If we continue to allow older properties with larger plots of land to be destroyed and developed for maximum high-density occupation, then we will eventually end up with typical non descript urban developments, within what once was rural character villages such as Hurst.

Yours sincerely

Mrs. E.R. Downes

OB 8

	HPT
POL	TLS
DC EXC	ENF
APP	
CS	
16 DEC 2002	
COPIES TO	ACK ✓ 24/12
	FILE:



'Acorn'
School Road
Hurst
Berkshire
RG10 0DR

11th December 2002

Emy Circuit
Development Control Officer
Wokingham District Council
Shute End
Wokingham
RG40 1WR

Reference: Application Number – F/2002/ 8039
Land at Ashingdon,Tumbleweeds, Rose Vale & Mufulira, School Road , Hurst

Further to your letter dated 4th December 2002. We wish to object to the proposed application on the following grounds.

- Highway Safety and Traffic

I object on the above grounds because the villagers of Hurst have over the past 2 years seen serious efforts by developers to exploit packages of land for profit. This has directly resulted in a serious increase in traffic within and through our village. During 2001 we have seen 25 flats constructed on the site of Dourdon House and latterly Bonhomie Court with its 25 flats about to complete. In addition several infill properties (including planning permission for 2 houses on a plot previously known as Harlyn House – opposite the proposed development) have or are about to be completed, which overall has led to an increase of circa 100 vehicles alone within the village. The situation is now quiet dangerous when compared to several years ago, when what were then quiet roads and lanes have now become 'rat-runs' and a major danger to pedestrians.

The proposed above development in School Road will undoubtedly generate many more vehicular daily movements onto what is already an extremely busy road. If matters continued unabated it will only be a matter of time before a child on its way to or from the school will be seriously injured or indeed killed. I suggest that the council officers take this very much into account and think carefully before they approve a development which could result in the death of a child in the future.

- Conversations of Buildings, Trees and Open Land.

I object on the grounds that the occupiers/developer is applying to demolish perfectly sound and substantial existing contemporary properties purely to extract the maximum financial return from the combined site plot. Surely we should be safeguarding existing housing resources and not destroying them for the sake of personal greed. In addition the combined plots undoubtedly is the habitat of a variety of wild creatures and birds including fauna and flora

The proposed development will certainly necessitate the removal of many trees and bushes resulting in the dispersal and removal of the natural environment.
Hurst and its surrounding area is subject to flooding during periods of heavy rain.

The proposed development will undoubtedly create further run off water during the winter months. This water will be unable to soak away into the ground currently occupied by the present dwellings. The result will inevitably lead to localised flooding which is also proving to be the case as more and more land is being consumed for high density housing such as is proposed by this development. You only have to walk around during wet weather to see the increasing incidence of flooding caused as a result of such developments in the past.

- Contravention of the Development Plan Policy.

This allows for sustainable local development but not for the demolishing of 4 perfectly good and sound existing properties, so that 25 new properties can be constructed on the combined site. If this is allowed, it endorses blatant profiteering and greed by the present occupiers and future developer. If the occupiers/developer want to construct other dwellings within their existing grounds then let them apply for permission to do so, but not to destroy existing substantial and contemporary dwellings in the process.

The local amenities are limited and the local school is already at saturation point. If this development was to proceed then it could generate additional 30+ children with no local schooling available. This does not take into account the Bonhomie Court development now available for occupation with potentially additional 40-50 vehicles and 23-30 children leading to more traffic and more congestion with no local schooling available. This presumably would mean children been transported outside the village to school, with additional further traffic congestion for the surrounding area.

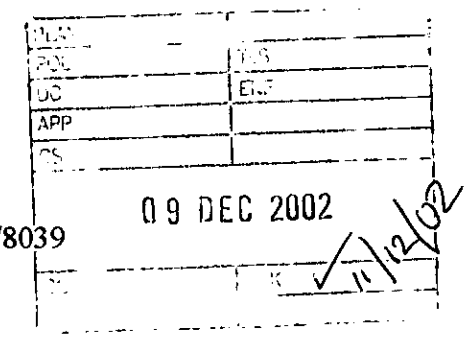
- Need to Safeguard the Countryside

The four properties in question occupy a substantial combined plot of land, which significantly contributes, to the overall stock of fauna and flora within the village of Hurst. I do not believe that anyone would strongly object if the application was for an occasional 'infill' dwelling. However in this instance what is proposed is a major development of 25 dwellings (which must now must be seen in relation to the recent developments of Dourden House, Bonhomie Court and the forthcoming development of Harlyn House- opposite this proposed location) which will have a serious impact on the character of our village. If such a development is allowed, it will in conjunction with other recent developments, contribute to completely changing the entire character of the village of Hurst. If we continue to allow older properties with larger plots of land to be destroyed and developed for maximum high-density occupation, then we will eventually end up with typical non descript urban developments, within what once was rural character villages such as Hurst.

Yours sincerely

Mr. M.K. Downes

2 Nursery Close
Hurst
Reading
Berks
RG10 0EQ
05.12.02



Ref: Application no. F2002/8039

Dear Ms Circuit,

We are writing to state our objections to the above planning application for the site in School Road Hurst.

Our objections are as follows:

- Hurst is a small rural village and any development of this size and density would overwhelm the rest of the village.
- The village school is full and there is no room for expansion to accommodate more pupils generated by this development.
- Hurst doesn't have the services, facilities or infrastructure to cope with an extra 25 families.
- The plans show too many houses squashed into a small space, which is out of keeping with the rest of Hurst.
- Hurst has been already been rejected by the Planning Inspector as a locality for further development.
- Traffic on School Road is already excessive, especially during peak times when children are being dropped off at or picked up from the school. The new development at Dorndon House has already made the traffic situation much more dangerous.
- Hurst is a low-lying village with many ditches necessary to maintain adequate drainage during wet weather. There are often areas under flood conditions during the winter. This development would increase that problem.
- It is totally unacceptable that trees would need to be felled for this development to go ahead.

For all these reasons, we most strongly object to this proposed development and trust that planning permission will be refused.

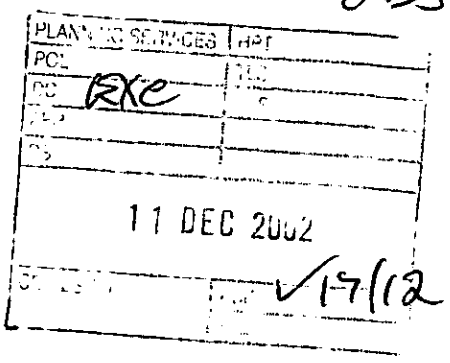
Yours sincerely,

J Kiddie P Kiddie

Mr James Kiddie Mrs Patricia Kiddie

088

7 Martineau Lane
Hurst
Berks RG10 0SF



Wokingham Unitary
Environmental Services Dept
Planning Services
PO Box 157
Shute End
Wokingham
Berks RG40 1WR

9th December 2002
Ref: Emy Circuit F/2002/8039

Dear Sirs

Re: Application No F/2002/8039
Land at School Road Hurst

Thank you for your letter of the 4th December.

I am very concerned to note an application for 25 dwellings in School Road. School Road is a narrow road. The village school causes a lot of extra traffic and parking problems during school term time and an additional 25 dwellings will only add to the congestion. An additional 25 dwellings in a quiet residential village street is not appropriate where only four exist at the moment. The road is too narrow and the village school already under pressure for numbers of pupils. Further development such as this is only adding to the problems and I trust the Council will refuse the application.

Yours faithfully

Janet Walsh

PLANNING APPLICATION COMMENTS SHEET FOR F/2002/8039. (Case Officer:Emy Circuit)

WOKINGHAM UNITARY
Aiming for Excellence

PLEASE NOTE THAT **ALL** COMMENTS SUBMITTED ARE OPEN TO PUBLIC VIEW, **THIS INCLUDES THE APPLICANT.**

THINGS WE **CAN** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
DESIGN, APPEARANCE AND LAYOUT.
HIGHWAY SAFETY.
RESIDENTIAL AMENITY (loss of attractive features within the locality; e.g. parks or woodland).
LOSS OF LIGHT.
OVERSHADOWING/OVERLOOKING (loss of privacy).
NOISE, DISTURBANCE, SMELL etc ONCE THE DEVELOPMENT IS IN USE (e.g. from a proposed restaurant, takeaway, public house or industrial unit).

THINGS WE **CAN'T** TAKE INTO CONSIDERATION WHEN DETERMINING A PLANNING APPLICATION;
PRIVATE PROPERTY ISSUES, FOR EXAMPLE BOUNDARY AND ACCESS DISPUTES.
LOSS OF VIEW OVER OTHER LAND.
EFFECT ON PROPERTY VALUES.
POTENTIAL INCONVENIENCE, NOISE AND DISTURBANCE CAUSED BY CONSTRUCTION WORKS.
MATTERS COVERED BY OTHER LAWS (e.g. alcohol, betting, restaurant, music licensing).
MATTERS SUBJECT TO MARKET COMPETITION (we can't refuse an application on the basis that its approval would harm other commercial activity of a similar nature in the area).
THE SPECULATIVE USE OF A DEVELOPMENT AFTER IT HAS BEEN BUILT.
RADIO OR TELEVISION INTERFERENCE CAUSED BY A DEVELOPMENT.
SUBSIDENCE TO NEIGHBOURING PROPERTIES.

COMMENTS CAN ALSO BE E-MAILED TO US AT: Development.Control@wokingham.gov.uk

COMMENTS ON APPLICATION: F/2002/8039

YOUR NAME: Janet Walsh

YOUR ADDRESS: (if these details are incorrect please amend)
7 M\artineau Lane
Hurst
Berkshire
RG10 OSF

PLEASE RETURN YOUR COMPLETED FORM TO:

Environmental Services Department,
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

I WISH TO (tick relevant box); OBJECT TO THE APPLICATION ☑
SUPPORT THE APPLICATION ☐ COMMENT ON THE APPLICATION ☐

Comments: see attached letter

Continue over the page if more room required