

PLANNING REF : 242067
PROPERTY ADDRESS : Broadcommon Road
: Hurst
: RG10 0RG
SUBMITTED BY : Mrs Shannon Wilson
DATE SUBMITTED : 14/09/2024

COMMENTS:

I strongly object to planning application 242067 for 99 dwellings on Land between Lodge Road and Tape Lane RG10 0EG.

This large development is totally inappropriate for Hurst.

The proposed development site lies outside the village envelope (WBC Core Strategy Policy CP11) on a greenfield site.

Hurst is designated in the WBC Local Plan Update Settlement Hierarchy Assessment (November 2018) as a Tier 3 Limited Development Location.

This site was also assessed as unsuitable by WBC at their 2021 Call for Sites (Local Plan Update).

The previous application for 200 homes: 220458 on this site was dismissed at appeal APP/X0360/W/22/3309202 (March 2023). The Inspector, Mr Wildsmith confirmed Hurst is an unsustainable location, with limited amenities. Mr Wildsmith also confirmed that WBC is doing a good job in fulfilling the borough's housing needs: 'I do not consider it reasonable to ignore the bigger picture, which is that there is a very strong likelihood that the Council will achieve a significant oversupply of dwelling completions over the whole CS period. To my mind this does not signify a Council that is failing in terms of housing provision, but rather one which is performing well and managing to boost the supply of housing over that which it planned for'.

I have lived in the village for over 17 years and brought up my family here. I have used my car every day, sometimes several times a day, because services and facilities within Hurst are limited. The shop is for convenience items such as a pint of milk or a newspaper, but is limited in provisions and ingredients to make a healthy family meal. The post office has recently reduced its hours and is now only open part time. The local bus service is not adequate to provide reliable transport to neighbouring towns. Residents of this development will be reliant upon their own private vehicles for day-to-day life - for work, schools, doctors, dentist, shops, afterschool activities etc. There will also be additional traffic from delivery and service vehicles. The traffic created by this development will have a huge negative impact on the village.

The proposals put forward by the developer, such as running a mini bus and car share hub and bike hub are totally unrealistic. They will rely on third parties, with the costs of purchasing, maintaining and replacing an electric vehicle and bicycle hub, falling on the residents of the proposed development. The proposed mini bus will run between Hurst and Twyford/ Wargrave Piggott school only. Not

all children will attend Pigott - What about the children attending school in Wokingham, Winnersh or Woodley or the residents who work in Wokingham or Bracknell?

How do the developers expect the residents of the affordable housing to pay for the electric car hub, bike hub, lockers, play park, orchard, drainage system and allotments. There is no guarantee that these services will continue running or be maintained in the future. It is placing unnecessary financial burden on the families of both the affordable homes and those who have bought at full price

The travel voucher of 500.00 per household will not go far between a family of 4 - electric bikes cost an average of 2000. Bike theft at Twyford station is rife. Proposed covered bicycle parking is not going to prevent this. The proposed advisory cycle lanes towards Twyford still do not make for a comfortable, safe cycle route as the road between Twyford and Hurst is too narrow to accommodate this and it will become a hazard. Only the most confident cyclist will attempt this journey.

The cost to run the mini bus service is financially unviable and it will not help those travelling to Wokingham, Winnersh, Bracknell or Woodley for schools or places of work.

The children from the 200 new homes planned for Bridge Farm, Twyford will take precedence over Hurst children, who are already finding difficulty obtaining a place at Pigott. Therefore, Hurst children will have to find places elsewhere in the borough and be driven there.

Secondary school places are becoming more difficult to find for Hurst children, because, children from the large development in the north of Wokingham take precedence over Hurst children for Wokingham schools. The new planned development of over 200 homes in Watmore Lane, Winnersh will have a knock-on effect for Hurst children wanting to attend Forest school.

The road outside the village shop is currently a bottleneck, which will be exacerbated if the footpath is widened and combined with 250 extra cars from the proposed development.

These proposals are so unnecessary as WBC already has planned sites where amenities for sustainable development can be built.

We are in a climate emergency. Building on this site will significantly harm biodiversity and increase flooding in the village - This combined with the extra traffic that will be generated is not a 'Green' approach.

I moved to the village over 17 years ago with my family to live in a rural setting. We benefit from dark skies due to lack of street lighting and many species of wildlife. We regularly enjoy walking along Tape Lane. The village has some lovely areas of special character, which will be lost if speculative applications such as this, submitted for the sake of profit are allowed.

I ask WBC to please refuse this application