

PLANNING REF : 242067
PROPERTY ADDRESS : Tape Lane
: Hurst
: RG10 0DP
SUBMITTED BY : Mrs L Kendall
DATE SUBMITTED : 18/09/2024

COMMENTS:

Planning application 242067 - Land between Lodge Road and Tape Lane
RG10 0EG

I OBJECT to this planning application.

I have lived in the village for 30 years and brought up a family here. This site is unsuitable for building for various reasons.

The field in question is a vital green space in the centre of the village and is much appreciated by residents and walkers alike with ancient hedges and trees, horses, birds and other wild animals. It is also an important long-established gap between the village and Whistley Green and forms a wildlife corridor and habitat. It would also greatly increase local light pollution which also affects wildlife.

This estate is not sympathetic to its surroundings in style or density, and does not enhance the general locality. It is outside the village development area and not included in the council development plan as a site for consideration, it is categorised as a limited development location.

Simply reducing the total number of houses and splitting them in to two blocks makes no material difference. The possibility of (another) community orchard and more allotment sites cannot disguise what a suburban eyesore this would be. The addition of parcel lockers, cycle hub, street lights and other street furniture would only make it stand out even more.

The road proposed for access is rural and unlit, with hedges, ditches, bends and no footpath on most of its length. Much of the traffic does not adhere to the speed limits on the road as seen in recent local surveys. It is not an easy route to walk or cycle due to traffic, unmade verges and no continuous footpath. There is often no land on these routes to create safe footpaths or cycle lanes even if the money and will to do so was made available.

There would definitely be a lot of additional vehicle movements generated by this development. The houses would create a high number of commuter and school journeys, and would also generate further traffic with deliveries etc. There is no safe route down the main road for children to walk to the village school, a school which is often over-subscribed meaning even young children have to be placed elsewhere. Pedestrian access to Tape Lane is suggested, but as a narrow lane with no footpath this cannot safely accommodate lots of extra pedestrians, pushchairs and young children on scooters on the school run. Then there's the suggested re-routing of the existing bus service to exactly the same place! Simply re-routing an existing (insufficient) bus service along a Safer Route to School and creating some sort of fantasy travel hub with possible minibus, possible cycle routes, possible bike hub, possible car share club is clearly

ridiculous.

The buses which are currently available do not run suitable services for anyone to reliably use them as work transport or for appointments at GPs, dentists or hospital.

There is not a secondary school that can be safely walked or cycled to, the village children are placed at a number of secondary schools several miles away in various directions. This will only get even worse with the recent permission for 200 houses at Bridge Farm in Twyford, and an appeal underway for a further 200+ just the other side of the A4 at Riverways Farm. As well as the ongoing development in Charvil.

More traffic will also be generated to access shops and other services which would all need a car to access. The village has a traditional general store which is well run, but cannot provide for all requirements. The village has no doctor, dentist, library or similar services. Health services in nearby villages are all struggling to support current demand.

When it rains, the field soon becomes waterlogged, whatever the time of year. In heavy rain this water runs into the adjacent lane and causes flooding. As the local drains and sewers are already at capacity the flooding rapidly spreads to Sawpit Road, Hogmoor Lane, parts of Lodge Road and into Whistley Green. Some houses are threatened with flooding including raw sewage, and many cannot use toilets and washing machines as the drains back up. The local Thames Water pumping stations are already unable to cope. The proposed development will put huge strain on village drainage and sewerage systems which are already at or near capacity and are overwhelmed in periods of very wet weather.

Many attempts to develop on this field have been made and all rejected for sound reasons. As recently as 2019 an inspector decided even 5 properties were unsustainable and it would not be an accessible location. The previous recent planning application (220458) on this site was refused and the costly appeal was robustly dismissed by the Planning Inspector Mr David Wildsmith. Absolutely nothing has changed in the last 18 months.