

PLANNING REF : 242067  
PROPERTY ADDRESS : Willow Trees  
: Tape Lane, Willow Trees, T Hurst, Hurst, Reading, Berkshire  
: RG10 0DP  
SUBMITTED BY : Mr Victor Boardman  
DATE SUBMITTED : 18/09/2024

COMMENTS:

Strongly Object. This spurious and speculative attempt to line the pockets of developers and landowners without any regard to the local housing need, adverse impacts to the locality, environment and existing residents.

I have lived in the village for over 5 years and care deeply about this historic village and protecting the rural nature. I moved to Hurst precisely because it is a rural village and not a large town, which the developers and landowners would like to make it.

Dear Sirs,

I very strongly OBJECT is in the strongest possible terms due to the following reasons:

The proposed development area is outside of the established development limits of the village.

The development is not part of the Local Plan.

The development is not part of the agreed Permitted Development Area. Development is in no way consistent with the nature of the local area in terms of housing volume, housing density, rural nature, or the rural environment.

The increase in the number of residents' private cars, visitors, deliveries, services, and maintenance is not sustainable or unacceptable in this environment. This is especially true as School Road hosts a school and has ZERO car parking for parents dropping off or collecting kids or visitors attending one of the many functions held at the school. School Rd is already chock-a-block at key times and the junction with Tape Lane is a dangerous junction when cars are parked all up School Rd meaning it is a single track road with no passing points, except the junction with Tape Lane. Tape Lane itself does not have a safe pedestrian walkway either. Cars frequently mount the verge to pass each other, and this is already very dangerous for pedestrians and their pets. (See photographic evidence attached) The existing road network cannot take any further road traffic increase, especially on the single track lanes that permeate Hurst!!! The development is not consistent with the local area which has very limited road network and pedestrian pathways, especially on Tape Lane and Lodge Road.

There is no public footway to the renowned Castle Public House. The additional population will further block the roads.

There is no limited pedestrian pavements and NO cycle ways allowing walkers, less able people, or cyclists to get to Twyford or Winnersh on foot. Accessibility is a major issue in this area.

There is VERY limited public transport routes in or near the proposed development site. It's absolutely absurd to propose an additional

access onto Tape Lane and the idea of a bus accessing Tape Lane is totally ludicrous! There is no room at all and residential parking on Tape Lane is already chock-a-block. The transport assessment is unrealistic as it quotes unrealistic figures for cars entering and leaving the site at peak times.

The School is already full to capacity and can not take more

children.

There are no suitable local amenities including shops, public toilets, and filling stations to serve many new residents. The local sewage treatment facility and pumping station are not able to cope with such an influx of additional housing or residents. The impact on the local rural landscape will change its character will acceptably and the village will no longer be a village the expanse of overdeveloped land like an urban jungle.

Proposal is contrary to the council local character assessment aiming to conserve the rural nature of the village does not naturally integrate in any way.

The removal of local vegetation including hedgerows and trees to access the site is a significant negative impact to the local area. This proposal eliminates the green gap between the Hurst Village and Whistley Green is eliminated by this proposal and it destroys the rural green village that is Hurst Village.

The proposal leads to a loss of habitat and wildlife in the local area that is extremely well established over generations. There is already localised flooding in the surrounding areas. Paving over even more natural habitat will only make this significantly worse. [Additional Photos Provided to Your Email Address development.control@wokingham.gov.uk]

The proposal conflicts with the local plan policy CP1, CP3, CP6, and CP11 of the core strategy: CC01, CT02, CC03, CC08, CC09, TB21, TB23 of the MDD and core principle set out in sections 5, 9, 12 and 15 of the national planning policy framework.

Wokingham council has exceeded its five year deliverable housing supply and therefore no more is needed. This rural land is part of the central character of the village and all previous attempts to develop land have been unsuccessful for very good reasons.

The density of the proposed development is too much for a countryside location, green field area.