

PLANNING REF : 242067
PROPERTY ADDRESS : Broadwater Lane
: Hurst
: RG10 0DS
SUBMITTED BY : Alison Mead
DATE SUBMITTED : 20/09/2024

COMMENTS:

Dear Sirs

1. This proposal introduces a development onto a greenfield site which is outside the Development Limit of the Parish and village of Hurst. The site is located in designated countryside and is contrary to

Wokingham Borough Council Core Strategy Policy CP11. It does not meet any of the exception categories as identified by the National Planning Policy Framework and needs to be rejected.

2. Nearly all the local schools are above or at capacity. This development cannot ensure that there is sufficient choice of School places available to meet the needs of existing and new communities - this is contrary to National Planning Policy Framework. (The village primary school is up to capacity. All other primary schools are beyond reasonable walking distance and the 128/129 bus service is infrequent and the proposed new minibus service will not provide for those families whose primary school children need to attend schools further afield either in Woodley, Winnersh or Wokingham).

3. The proposal does not retain or enhance the condition, character and features that contribute to the landscape. The application is contrary to WBC Local Character Assessment strategy which is to conserve and enhance the rural character of the area. This development represents suburban development into the open countryside, is not in keeping with the character of the Village. The land of the proposed development has been unchanged for centuries providing a rural backdrop to the ancient settlements of Whistley Green (which dates back to the Domesday Survey 1086) and Hurst Village, including the historic Ward's Cross and 4 listed properties. The urban development as 2 large clusters, will dominate the rural landscape and detract from the distinctive sense of place. The proposed development will result in the loss of a key element which is characteristic of the landscape character which was specifically identified by the Inspector at the recent Appeal.