

PLANNING REF : 242067
PROPERTY ADDRESS : Kings Piece
: Davis Street, Hurst, Berkshire
: RG10 0TH
SUBMITTED BY : Mrs Sally Whitworth
DATE SUBMITTED : 14/09/2024

COMMENTS:

I wish to OBJECT to Planning Application 242067 - Land between Lodge Road and Tape Lane, RG10 0EG as this land is unsuitable for development and Hurst is an unsustainable location.

I have lived in Hurst for over 14 years and have a good knowledge of the area and its amenities. The reason for my objection is as follows:

The proposed development does not fall within the Development Limit of the Parish and village of Hurst and is on a greenfield site which currently contains wildlife and hedgerow which will be destroyed.

The proposed development of approximately 99 homes will add extra vehicles which could be up to 200 private vehicles moving each day, together with the increase in delivery drivers and visitors to the area. This will make the already busy roads even worse. I already sometimes spend 5 minutes trying to get out of my driveway in the mornings due to the continuous traffic.

It concerns me that the original planning application number 220458 which I also objected to was for 200 homes. I notice this application for half the number of homes will be developed in two corners of the site. I am worried that in a few years an additional application will be submitted to build the remaining 100 houses in the empty two corners of the site.

The infrastructure in Hurst is poor because it is a semi-rural village. It doesn't have a doctors or dentist in the village and there is just one small village shop. The local bus runs an hourly service on a Monday to Saturday and stops by the late afternoon and there is no service on a Sunday or Bank Holidays. This means cars are essential which will increase the already busy roads.

I notice there are plans to run a 16 seat mini bus every 30 minutes from 7am to 10am and again from 3pm to 7pm from the development to Twyford then on to Wargrave Piggott school. This has not been agreed by the coach company and how is this going to be funded? Secondary age school children don't often get a place at Wargrave Piggott school, except for a few who have siblings already at the school, therefore a mini bus to Wargrave Piggott school would be pointless. Also, if a mini bus is introduced this will take customers away from the Thames Valley bus service 128/129 which is already running at low volume and could be cut due to lack of use.

Families in the village already have difficulty getting their children into the local secondary schools as they are over-subscribed. Five years ago, my daughter got into The Holt school but this year no child from Hurst got a place at this school due to the increase in new homes being built closer to the school.

This is not an isolated case and affects all the schools in the borough. This means parents need to drive their children to schools much further away. Further families in the village will massively add to this problem.

The local primary school in Hurst is already full and has an intake of just 20 children per school year, with no extra capacity to increase this. The local pre-school is also at capacity.

I notice there is a proposal to re-route the Thames Valley Bus 128/129 through the new development. This will mean half of the village will lose their bus service as the route will not then serve Broadwater Lane (past the village shop), School Road (past the primary school) and Sawpit Road (near the village hall). The bus will instead go along Tape Lane and through the development and exit onto Lodge Road (if going from Reading to Wokingham) then in reverse when travelling from Wokingham to Reading. This is completely unacceptable, and I doubt Thames Valley buses would agree to re-routing this bus service.

Tape Lane is a narrow road and is a designated 'safe walking route' for the children walking to St Nicholas Primary school. If the buses were to use Tape Lane to gain entry to the new development, this would make the road extremely dangerous for pedestrians.

There is mention of widening the pavement on Broadwater Lane, opposite the village shop. This road is very narrow especially when cars are parked along the road. There is no room to widen this pavement and again this has not been approved or has any funding available for this project.

Hurst already has flooding issues during periods of heavy rain, and I have often seen this area flooded. Building on this greenfield site will push the flood water to a different area which will further exacerbate the problem within Hurst.

Many developers state they will improve the area around their development to get the approval to build homes but often the improvements never happen, and I believe this will also be the case at this site as the suggestions do not have approval or funding. Examples are cycle lane from Hurst to Twyford station, bike hub, car share hub, new footpath along recreational park to the back of the village shop, covered cycle parking at Twyford station, new bus shelters and improving the footpath near Twyford station.

For these reasons I strongly object to this planning application and that this proposal must be refused by Wokingham Borough Council.