

PLANNING REF : 242063
PROPERTY ADDRESS : Broadcommon Road
: Hurst, Berkshire
: RG10 0TD
SUBMITTED BY : Mr Andrew Wilson
DATE SUBMITTED : 22/09/2024

COMMENTS:

Planning Application 242063 should be refused.

The Application Form (PP-13327536, planning portal reference PP-13327536) provides a number of false statements.

Existing Use - Gypsy Pitch

This is incorrect as a gypsy pitch is defined as land provided for a household which should be big enough to provide an amenity block, a mobile home, a touring caravan and parking for two vehicles.

The Wind in the Willows dwellings have been developed significantly beyond this definition and the number of vehicles regularly exceeds two, involving numerous vehicle types including lorries, tractors, industrial plant hire.

Vehicle Parking

The Application Form states that the existing and proposed vehicle parking spaces is/will be one car. This is a false statement.

The expansion of the travellers site will significantly increase the number of vehicles and vehicle types. This vehicle movement will have a detrimental impact on the local environment, access routes and the immediate community. These vehicles, associated noise and disruption will cause friction between the site owners and the local community.

Trees and Hedges

The Application Form identifies "no" to trees or hedges adjacent to the proposed development. This is another false statement. The adjacent land/ landscape consists of a myriad of trees and hedges, sanctuaries for local wildlife.

Assessment of Flood Risk

All of the application responses to the Flood Risk are false. The immediate and adjacent land and roads is subject to regular flooding. Adjacent roads and footpaths are regularly impassible due to flooding. The site IS within 20 metres of watercourses and it will, without doubt, increase the flood risk adjacent land.

Foul Sewage

The Application Form does not identify how foul sewage is to be disposed of. The application is therefore incomplete because, in this location, the disposal of foul sewage is a major problem.

Industrial or Commercial Processes and Machinery

The Application Form provides another false statement because

industrial machinery has regularly been seen at this gypsy pitch.

Site Visit

The Application Form states that the site cannot be seen from a public road or public footpath. This is another false statement. The site is adjacent to both and clearly visible.

Pre-application Advice

Why has this item been redacted? It would be appropriate to have visibility of what advice the local authority had been provided and by whom. Noting as there is so many false statements on this application, this response by the applicant could also be false. In addition, it is noted that the local authority have previously made comment on lack of pre-application advice on other planning applications from this site.

With reference to the Wokingham Borough Local Development Framework Adopted Core Strategy Development Plan Document January 2010.

CP1

This planning application WILL NOT:

- Maintain or enhance the high quality of the environment;
- Minimise the emission of pollutants into the wider environment;
- Limit any adverse effects on water quality (including ground water);
- Ensure the provision of adequate drainage maintain;
- Enhance the high quality of the environment.
- Avoid increasing risks of all forms of flooding;
- Support opportunities for reducing the need to travel.

CP2

- This planning application DOES NOT satisfy the requirement to contribute to the local community, indeed the local community will have to increase security to protect themselves.

CP11

This planning application DOES NOT satisfy the requirement to:

- Contribute to diverse and sustainable rural enterprises;
- Contribute and/or promote recreation in the countryside;
- Avoid excessive expansion of development away from the original buildings;
- Result in the inappropriate increase in the scale, form or footprint of the original building;