

PLANNING REF : 242063
PROPERTY ADDRESS : 2 Nelsons Lane
: Hurst, Berkshire
: RG10 0RR
SUBMITTED BY : Dr Colin Stuart Gutteridge
DATE SUBMITTED : 28/11/2024

COMMENTS:

I am writing to object to the proposal to increase the number of gypsy pitches on the site known as 'Wind in the Willows' in Islandstone Lane Hurst. My grounds for objections are as follows:

1. This site was subject to an Appeal under Section 78 of the Town and Country Planning Act in November 2011. The use of the site for Gypsy accomodation was controversial and was extensively opposed by the local community. The inspector, Karen Ridge, acknowledge the controversial nature of the planning request and the key associated issues - potential of the site for flooding, traffic limitations etc. After a detailed review she allowed a single pitch and associated buildings. This was presented at the time as the only requirement of the applicant family - Mr Henry Giles. There was no question of the site being suitable for multiple pitches and a rather emotional statement by Mr Giles made it clear that he was only seeking a single pitch to raise his family and there was no intention for expansion. Given the thorough nature of this planning review and the clarity of the decision there is no basis to allow additional pitches on this site without further judicial review to explain why the decision taken in 2011 is no longer valid.

2. The new Borough Plan does not identify a requirement for additional Gypsy Pitches in Hurst. Despite this, planning application 241486 was recently approved (Dun Elm's) - a site at the southern end of Nelsons Lane. This application approved three additional pitches but since approval was given there has been no further development on that site questioning whether these pitches were truly required.

3. A Topic Paper produced by the Borough Council as part of the planning process - 'Housing Gypsy and Traveller Accomodation' published as recently as September 2024 specifically excludes the Wind in the Willows site declaring it 'unsuitable follwing a HELAA process'. The future requirement for gypsy pitches is clearly identifed on either sites within the Borough.

4. Islandstone Lane which provides the access to the Wind in the Willows site and borders its southern boundary floods after all periods of high rainfall. In 2024 my records show the intersection of Islandstone Land and Nelsons Lane was flooded 32 days and Islandstone Lane was formally closed to traffic on 12 days . There were three instances of cars being washed into the Islandstone Pond including one which required a Fire Brigade rescue. The flooding was on occasions so severe that the occupants of Wind in the Willows asked to park their own vehicles on another resident's' driveway out of the flooded area. The flooding of Islandstone Lane adjacent to the Wind in the Willows site is unavoidable as the site is at the lowest point of the local drainage system and acts as the sump before the water drains away to

the Lodden.

The current planning application calls for six additional buildings and 21 hard standing areas for vehicles. This will channel water into the Lodden tributary and further exacerbate the backlog of water onto Islandstone Lane. The flood risk makes this site completely unsuitable for further development.

5. Islandstone Lane is narrow, single track and in a poor state of repair with soft verges and, as discussed, regular significant standing water. Additional local traffic can not be easily accommodated and this plan will increase the traffic to and from the site significantly.