



HURST Villager

HURST VILLAGE SOCIETY

E- ZINE: November 2017

SPECIAL EDITION

We need your help - now !

*This important information requires your urgent support / action please
It does make a difference*

Objections must be with WBC before the 10th November

Another application has been made on the Lodge Road site for 5 large houses (Application 172894) to replace the application made last year for 12 houses, which was refused and then withdrawn at appeal.

This time the developer has tried to address all the reasons for refusal and once again HVS will be writing to object to this application.

Just to remind you, this site is outside the development limit (village envelope as many know it) and should it be allowed, it will open the floodgates to developers submitting planning applications all over the village.

Many of you wrote to object to the initial application and we are asking for the same people to do this again and to encourage additional people to write and object. It does make a difference.

If you need any further information, please contact:

Lou Robinson belindalouiserobinson@hotmail.com
or Wayne Smith wayne.smith@wokingham.gov.uk

Attached:

*A copy of the letter objecting to the application from the **Hurst Parish Council**
A copy of the letter objecting to the application from the **Hurst Village Society***

The issues listed on the next page are important in considering a response to the consultation on this application for 5 No. houses on the East side of Lodge Road 200m North of Sawpit Road.

These are some of the reasons you can include in your objection:

- The application is located outside the Development Limit and conflicts with WBC's Core Strategy (2010) Policy CP11.
- It conflicts with Policies CC01 and CC02 of the Managing Development Delivery Local Plan (2014) as it does not improve the economic, social and environmental conditions in the area and does not respect the transition between the built up area and open countryside by taking account of the character of the adjacent countryside and landscape.
- It does not meet the criteria of TB05 which states there should be an appropriate housing mix. These are all 4 bedroom houses.
- Adverse Impact on the character Hurst and countryside.
- Visual Impact. If you can see the dead tree on the site as you walk along Tape Lane or from your property, then you will see the Development. The applicant says the development will be negligible impact to the views of the village.

You could also mention:

- Flooding
- Lack of pavement down Sawpit Road
- Full schools
- It will bring more cars to the already busy roads

Your objections should be sent before the 10th November to:

Simon Taylor
Development Control Manager
Wokingham Borough Council
Planning Services
P O Box 157
Shute End
Wokingham RG40 1WR

or development.control@wokingham.gov.uk

or Via 'Comment on planning application' page on the Wokingham Borough Council website at www.wokingham.gov.uk

**Quote reference: 172894 Planning Application
for 5 No. dwellings with garages and vehicle
access off Lodge Road**

before the 10th November

It does make a difference