



**153431 Planning Application for
12 No. dwellings with garages and vehicle access of Lodge Road**

Wokingham Borough Council is consulting on the above Planning Application in Hurst.
The Planning Officer dealing with it is **Daniel Hay**.

Consultation closes on 11th March.

The address for responses is:

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

or e-mail to: development.control@wokingham.gov.uk

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

The following issues are important in considering a response to the consultation on this application for 12 No. houses on the East side of Lodge Road 200m North of Sawpit Road.

1. The site is outside the Hurst Development Limits and is covered by Wokingham Borough Council Core Strategy Policy CP11 Development in the Countryside.
This development doesn't comply with any of the exceptions listed.
2. The proposed development would harm the rural character of the area by its scale and location.
The site is clearly visible from Tape Lane.
3. The Transport Assessment, whilst promoting the School, Shops and Buses as being within walking distance does not point out that the highway footpath on the east side of Lodge Road from Sawpit Road stops some 100m short of the site.
4. The Flood Risk Assessment proposes that storm water disposal will be via a pumped system to the ditch on the eastern boundary of the site. This Environment Agency Main Rivers classified ditch struggles to take the flow already. The 2014 flooding in and around the village is not referred to.
5. The application does not address the foul drainage disposal. The nearest foul sewer is believed to be in Barbour Close. The failure of the Thames Water Pumping Station in Sawpit Road in 2014 is not mentioned.
6. The Ecological Appraisal does not identify any locations close to the site where Great Crested Newts, a protected species, are present. However it is well known that this species is present on a number of sites in Hurst.