



SAY NO To 200 Houses In Hurst



GUIDELINES to OBJECT to the proposed development of Land east of Lodge Road, Hurst, RG10 0EG

The field between Tape Land and Lodge Road is under threat from development which will impact upon Hurst. If you don't want this development to happen, everyone in your household needs to write individually and object to the planning application by **1st April 2022**.

THE PROPOSAL:

An outline planning application (number: 220458) has been submitted for a proposed development for approximately 200 homes.

This is an outline application to determine whether or not the development is, in principle, acceptable. Please note the application is 'illustrative' so could be changed, but the current proposal will result in:

200 more homes in the centre of the village (34% increase)	Approx. 480 more residents	Over 140 metres loss of hedgerows
At least 400 more cars on our roads	Loss of a wildlife corridor and biodiversity	Risk of more Flooding/Sewerage problems

REASONS TO OBJECT - This proposed development is inappropriate because:

- It **conflicts** with the current Wokingham Local Plan Policies CP1, CP3, CP6 and CP11 of the Core Strategy; CC01, CC02, CC03, CC08, CC09, TB21 and TB23 of the MDD and the core planning principles and sections 5, 9, 12 and 15 of the National Planning Policy Framework.
- The land is a **greenfield site** in designated countryside – it is **outside the Development Limit** of the Parish.
- This site was determined '**unsuitable**' for development and has not been allocated in the recent proposed Wokingham Borough Council Local Plan Growth Strategy.
- Wokingham Council has a 5-year deliverable housing supply and have delivered substantially above their housing requirement over the last 5 years.

It is **not sustainable**:

- Our village has limited infrastructure in terms of shops, poor public transport service, road networks and school provision. We do not have the infrastructure to sustainably support a development of this scale and density.

It will **lead to increased car use**:

- As there is no reasonable alternative means of travel, and the nearest facilities are beyond reasonable and safe walking and safe cycling distance, occupants (like many of us) will be overly reliant on private cars to access facilities further afield, such as supermarkets, GP surgery, chemist, dentist, and vets etc.
- The increased numbers from the use of private cars will negatively impact the local network and increase the danger for pedestrians, horse riders and cyclists who use the rural lanes.

It will be **disconnected** from the wider area:

- The proposed walk and cycle ways do not lead to a network of safe, designated routes in the wider area. The proposed pedestrian and cycle routes lead to Lodge Road (B3030) which has a speed limit of 60/40mph and no pavement at the access point. This increases danger to pedestrians and cyclists.
- The proposed pedestrian and cycle accesses to Tape Lane will bring people onto a lane with limited footways; Pedestrians, cyclists and vehicles will be using the same route to access local amenities like the pre-school, school/village hall, village shop, bus stop and Martineau Green.

It will **impact on the character and rural landscape** of the village:

- It will detract from the distinctive sense and character of place that is the heart of our village. The proposal does not add to the overall quality of the area, neither is it sympathetic to the local character and history.
- It is contrary to the Council's Local Character Assessment which is to conserve and enhance the rural character of the area. It does not naturally integrate with the existing settlement.
- The removal of the existing protected hedgerows to facilitate the proposed access and necessary 200m visibility splays at Lodge Road would provide views revealing the built-up, urban residential nature of the development.

There will be a **loss of the 'green gap'** between areas:

- The development will result in the loss of an important green gap which will lead to the joining up of the historical, distinct settlements of Whistley Green and the main settlement of Hurst and the settlement of Wards Cross.

There will be a **loss of habitat and wildlife**:

- This site has stood unchanged for centuries and is an important wildlife corridor, with an abundance of local wildlife habitat including protected and priority species on the site and adjacent fields. There is no evidence that the proposed development is permeable, or it will increase the biodiversity or link to the wider green infrastructure network.

There will be a **risk of flooding**:

- The Thames Water sewerage pumping stations in Hurst are at full capacity. There are frequent issues caused by excessive rainfall and overwhelmed sewers resulting in flooding along Broadwater Lane and the wider area. Development would lead to increased pressure of the water infrastructure, overwhelming the drainage network causing damage to existing residents homes.

The **loss of community valued rural, green fields**:

- The recent community consultations for our Neighbourhood Plan highlight the significance of this field for the local community. The consultation revealed that residents requested this site to be protected and designated as a Local Green Space.

There have been planning applications on this site since 1958, all of them have been refused and/or dismissed at appeal. Ultimately, this is not the right type of land to develop and not in the right place.

HOW TO OBJECT:

You need to submit your comments via the WBC planning portal at <https://www.wokingham.gov.uk/planning>

<p>Popular pages</p> <ul style="list-style-type: none">➤ Frequently asked questions➤ Search planning applications using application details➤ Search planning applications by location on a map <p>Enter application 220458</p>	<p>View Plans & Documents</p> <p>Comment</p> <p>View Full Details</p> <p>Progress Summary</p>	<p>Scroll down to 'Comments'. Enter your details. Select the 'Object' button. Write your comments in the text box. On completion, confirmation of submission is shown at the top of the page.</p>
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Alternatively, you can send an email to: development.control@wokingham.gov.uk. Make sure you add your name and address and the planning application number 220458.

Personalise your comments, for example, how long have you lived in the village? What do you like about the character of Hurst and what affect will the development have? Have you witnessed wildlife activity at the site? Do your children go to school – if so how do they get there?



SAVE YOUR VILLAGE: object to this development

<https://www.facebook.com/savehurst/>

