**Application 242067 – 99 dwellings Lodge Road/Tape Lane**

[**See Wokingham Council planning link here**](https://planning.wokingham.gov.uk/FastWebPL/detail.asp?AltRef=242067&ApplicationNumber=242067&AddressPrefix=&Postcode=&KeywordSearch=&Submit=Search)

*If Objecting on the WBC website, be sure to select the ‘Object’ button, otherwise it defaults to a ‘General Observation’*

*Use your own words – do not copy and paste*

**PHAG Guidance (recommended)**

For a comprehensive analysis and more detailed reasons to object, please contact ProtectHurstActionGroup@outlook.com giving name, telephone number, email and Hurst home address. PHAG will send you their detailed guidance.

**Headline Guidance**

Should you not want to contact PHAG or go so heavy on the detail, some of the main areas to choose from are:

**The nature of the development**

The village has a rural character and a suburban development of this scale and density is totally inappropriate. it is a greenfield site, crucial to the character of the village, which it would demonstrably harm.

**Planning Policy**

The development is outside the Development Limit of the Parish and WBC Policy CP11 specifically states that such developments will not normally be permitted unless specific conditions are met. None of these conditions are met in this proposal.

At recent appeals, it has been confirmed that developments of this nature conflict with the current

The site was specifically determined in the WBC Local Plan Update (2021) to be unsuitable for development and has not been allocated in the recent proposed Local Plan Growth Strategy.

**Sustainability**

In the past, Hurst has been determined NOT to be a sustainable location. This was also the case at the recent planning appeal for developing on this site. Limitations in the village are public transport, road network, access to secondary schools and the sewage infrastructure. Flooding is a regular problem.

None of the Developer’s incentives to help sustainability are guaranteed and depend on third party permissions and external funding.