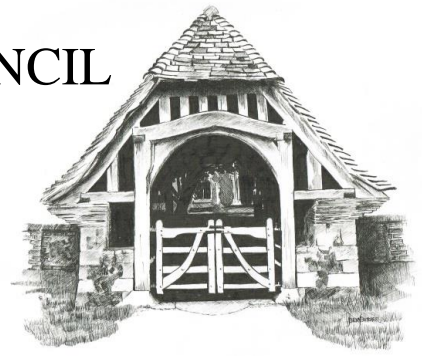


WALTHAM ST LAWRENCE PARISH COUNCIL

Pendell Cottage, Hungerford Lane. Shurlock Row, Berkshire RG10 0NY

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11th October 2017

Personal The Rt. Hon. Theresa May MP,
House of Commons, London, SW1

MAJOR 'HOUSING MASTERPLAN' AT RUSCOMBE BORDERING ON WALTHAM ST LAWRENCE

At our October PC meeting it was resolved to register our great concern at this massive (3500) housing proposal, with a huge knock-on effect on this parish, in the strongest terms for these reasons:

1. The whole purpose of designating **Green Belts** is, as the NPPF clearly states: *"to prevent urban sprawl by keeping land permanently open – the essential characteristics are openness and permanence"* (para 79) and *"protecting the Green Belts around urban areas recognising the intrinsic character and beauty of the countryside"* (Core planning principle para 17); also *"to prevent neighbouring towns merging into one another"* (para 80). The countryside around Ruscombe and WSL play a vital role in preventing urban spread between Twyford and Maidenhead, as distinct from the outskirts of major conurbations.
2. The **B3024** joining the two villages will have a totally unacceptable impact on the highly hazardous 3 way crossing (8 directions) on a bend by the listed war memorial in the conservation area of WSL. It will result in a commuter 'rat-run' to Maidenhead, Windsor and Bracknell. Traffic would also have to navigate the extremely narrow railway underpass which should act as an obvious barrier to development on anything like this scale.
3. The local **infrastructure** would not be able to cope with such a vast population increase, nor is there any prospect of linking up to our inadequate sewage system which already causes winter flooding in the village street. The 2004 EA map of the area shows a wide band of Flood Zone 2 between the two villages. The rural aspect of the whole area would change from one of pleasant open countryside to a distinctly urban closed in effect.

It is an inappropriate concept in this location when there may be scope to extend Twyford at the A4, without the need to impact on two Conservation villages in **deep** Green Belt with its many footpaths and bridleways. It should be removed from further consideration.

Alison Jones, Clerk to the Council

Copies: Chief Executive, Wokingham Borough Council and Ward Cllrs. John Halsall and Robert Pitts