

PLANNING REF : 253074
PROPERTY ADDRESS : The Street
:
: RG10 0DG
SUBMITTED BY : Mr Scott Wilson
DATE SUBMITTED : 12/01/2026

COMMENTS:

Subject: Objection to Proposed Development Request for Significant Amendments

Dear Planning Officer,

I object to the proposals on the basis that they are inconsistent with WBC planning strategies and local character. In my view, the plans require significant amendment. My principal concerns are:

1. Design and townscape fit
2. Sequencing and management of parking provision
3. Drainage strategy
4. Housing density and relationship to School Road
5. Insufficient green space

1) Design and Townscape Fit

The design is out of keeping with Hurst's vernacular architecture. The submitted palette (cream stone walls, grey weatherboarding, casement windows, and composite vertical panelled doors) does not reflect the established local character.

In Hurst, red brick with banding/accents (e.g., beige brick coursing or diamond brickwork), half brick detailing, and sash and dormer

windows are common features that integrate new development with the surrounding streetscape. The proposals should be revised to demonstrably reference and complement these elements.

2) Parking: Timing of Construction and Long Term Management While I object to the loss of green space for a car park, I understand this element has been approved. If retained, it should be constructed first and made available for trades during the build to reduce on street parking pressures and construction impacts.

In addition, the submission lacks adequate detail on future management. Simply stating that a "management company" will assume responsibility is insufficient. The plans should specify:

Who will be liable for the costs and charges;

The mechanism for funding (e.g., service charges) and how affordability will be safeguarded;

The party accountable for monitoring the management company's performance and fees; and

The enforcement approach for misuse or overspill.

3) Drainage Strategy

Hurst is known to have a high water table, and the current drainage proposals appear inadequate. The applicant should evidence that the design is robust under local conditions, with clear calculations and a compliant Sustainable Drainage Systems (SuDS) solution that

addresses groundwater levels, attenuation volumes, exceedance routing, and maintenance responsibilities.

4) Density and Relationship to School Road

The proposed density exceeds that which is characteristic of Hurst and results in insufficient separation distances particularly for Plots 15-23, which are too close to School Road. The layout should be revised to improve:

Setbacks and buffers to School Road;
Overlooking and amenity impacts; and

Transition in scale to the surrounding homes.

5) Lack of Green Space

The scheme provides insufficient green space, which is not in keeping with Hurst. In comparison with Martineau Lane and the wider parish, the development lacks usable, publicly accessible open space. The layout should incorporate meaningful green areas (not residual verges) with clear stewardship and maintenance plans.

Conclusion

For the reasons above, I request that the application be refused in its current form or deferred pending submission of revised drawings and documents that:

Align the design with Hurst's architectural character;
Provide a clear parking construction sequence and management plan;
Deliver a comprehensive, evidenced drainage strategy suitable for a high water table area;
Reduce density and improve setbacks especially along School Road;
and Integrate adequate, functional green space consistent with local expectations.