

PLANNING REF : 260353
PROPERTY ADDRESS : Field Cottage
: Whistley Green, Reading, Berkshire
: RG10 0EB
SUBMITTED BY : Mrs Heather Burn-Murdoch
DATE SUBMITTED : 05/03/2026

COMMENTS:

This PIP application is completely inappropriate for this site. Furthermore, development on the section bordering Hogmoor Lane was dismissed at appeal in 1999 and the reasons for this remain valid. Development on the section bordering the A321 was dismissed at Appeal in October, the reasons for which still apply to this site. This site is traditionally agricultural land, outside the village settlement and is designated countryside. Development here would have a serious negative impact on this Area of Special Character and Setting of Heritage Assets which include several Grade II listed buildings and would damage this section of the Green Route Enhancement Route.

This area floods regularly and the drains are overloaded to the extent that Hogmoor Lane often resembles a canal and the A321 partially flooded in times of heavy rain. The poor drainage results in neighbouring gardens being flooded, including with sewage. Hurst has very limited facilities and the local schools and GP surgeries are oversubscribed. Public transport is limited as is parking for Twyford station.

This development, if allowed, would lead to the urbanisation of this rural Area of Special Character. It offers minimal contribution to the local housing supply and would exacerbate the already overloaded infrastructures, services and facilities.