

PLANNING REF : 253074
PROPERTY ADDRESS : Broadcommon Road
: Hurst, Berkshire
: RG10 0RG
SUBMITTED BY : Mr Philip Wilson
DATE SUBMITTED : 04/05/2026

COMMENTS:

Planning application:253074 - Land adjacent to School Road and Orchard Road Hurst

I am writing to OBJECT to the above planning application. I believe the development would result in significant and irreversible harm to the character and safety of the village.

The proposed house designs are architecturally inconsistent with the local vernacular and fail to respect the established street scene. Furthermore, the intended use of high close-boarded fencing is entirely out of keeping with the verdant character of the area.

The proposed dwellings fronting School Road are also situated far too close to the road. This lack of appropriate set-back is inconsistent with existing development and would result in an overbearing and cramped appearance that is detrimental to the street scene.

There appears to have been no robust assessment of the traffic movements associated with this site. Given its immediate proximity to the school, this is a matter of serious concern. The increase in vehicle movements both during the construction phase and upon completion presents a clear safety risk to pedestrians, particularly children and parents during the school run. The development should not be permitted to proceed without a comprehensive transport survey.

I remain concerned that the revised drainage strategy is inadequate. It fails to demonstrate that it can successfully mitigate the risk of flooding to the development itself or to neighbouring properties. Given the increasing regularity of flooding issues within the village, the current strategy is insufficient.

The proposal represents an unsympathetic development that fails to meet the standards for high-quality design and safety required by the Local Plan. I therefore urge the Council to REFUSE the application.