

Range of architectural styles



Hurst exhibits a range of architectural styles reflective of their respective construction eras. This diversity is primarily noticeable on the historic streets of the village, with areas of redevelopment contributing to the mix. 20th-century infill behind these historic routes presents a more cohesive character.

Design lesson: Design proposals should explore a variety of house types, styles and materials to create visual interest while maintaining overall cohesion. This could be achieved through the creation of character areas and light design coding.



Projections and impressions

Much of the surrounding housing stock features projections and impressions on façades, such as recessed entries, open porches and bay windows and chimneys.

Design lesson: Design proposals should consider projections and impressions, particularly at the reserved matters stage.



Closed porches



Double height bay



Dormers



Bay windows



Open porches



Rhythm and repetition

While Hurst's historic streets lack rhythmic repetition as a cohesive street scene, some of its more historic runs of terraced houses and villas display clusters of ordered and symmetrical facades. These areas exhibit a strong sense of rhythm and repetition in their architectural elements.

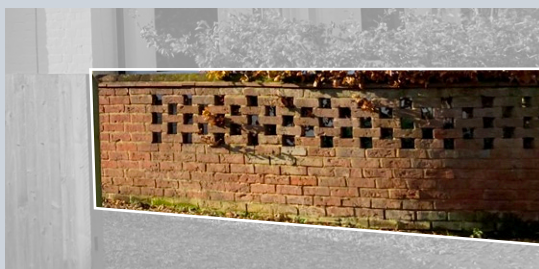
Design lesson: Design proposals should consider elements of rhythm and repetition, particularly at the reserved matters stage.



Boundary treatments

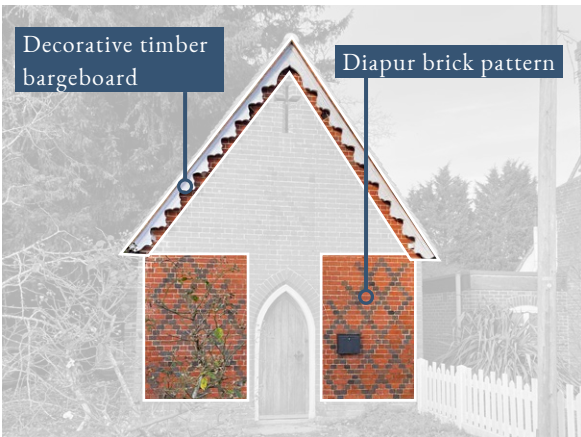
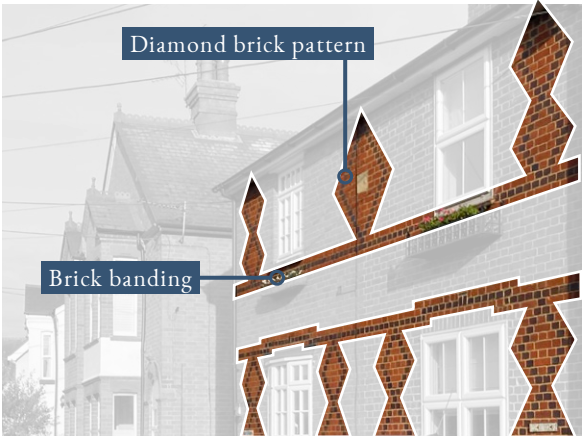
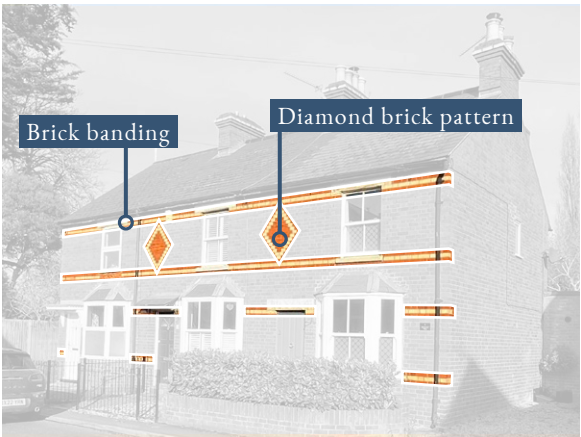
Hurst predominantly features soft boundary treatments such as hedging. However, there are also examples of low brick walls, particularly in the village centre, as well as metal railings or a combination of low brick walls and hedging.

Design lesson: Design proposals should consider a range of boundary treatments that reflect the character of the village.



Materials and details

This section explores the materials and details of Hurst.





Catslide roof



Catslide hipped roof



Casement windows
Dormers

Exposed timber frame



Cream/white render

Faux exposed timber frame

Brown bargeboard



White bargeboard

Decorative brick banding

Herringbone brickwork

Casement windows

Exposed timber frame



Flemish brick bond
featuring burnt
brick patterning



Roof turret

Faux exposed timber frame

Dormers

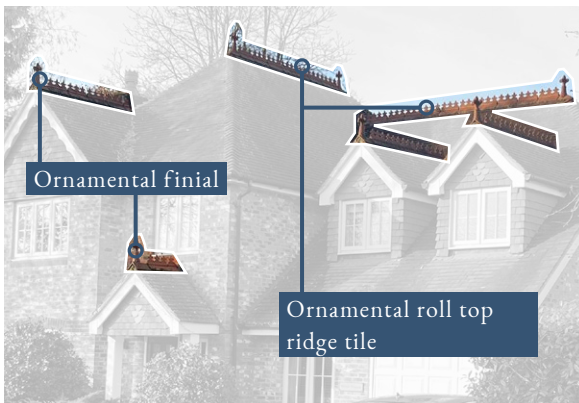
FOG arrangement



Decorative chimneys



Chimney with brick dressing



Ornamental finial

Ornamental roll top ridge tile



Chimney with brick dressing

Ornamental bull nose ridge tile



Faux exposed timber frame

Ornamental finial

Hanging tile



Roof turret

Half hipped roofs

Dormers

Casement windows



Contrasting brick



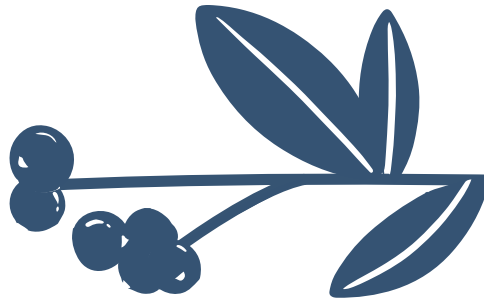
Flemish bonding



Terracotta hanging tile



Herringbone brickwork



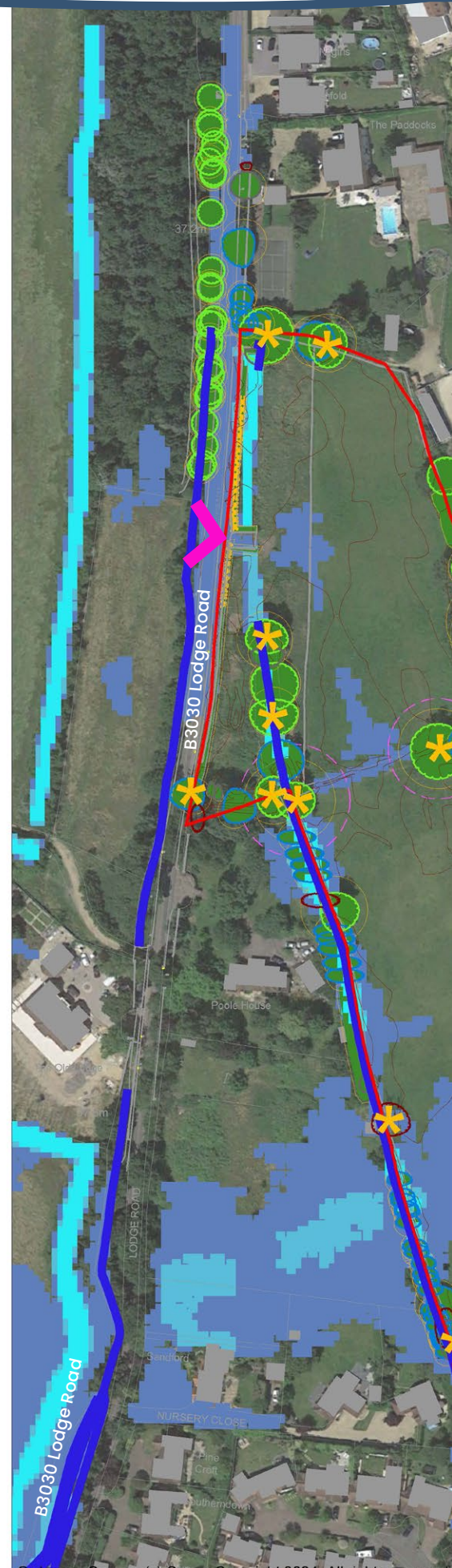
CONSIDERATIONS

Technical assessments have determined that there are relatively few constraints on development for the site.

As is typical for a project of this scale, the site presents various constraints and opportunities that have been carefully considered in the design proposal. The approach taken aims to address these considerations thoughtfully and comprehensively, with the goal of creating a unique and distinctive development for Hurst.

The plan on the right summarises these findings, while the following pages provide a detailed summary of the technical work and reports conducted.

- Site boundary
- 0.25m contours
- Category A trees
- Category B trees
- Category C trees
- Category U trees
- Veteran tree with buffer
- Root protection areas
- Public right of way
- Surface water flooding 1 in 30
- Surface water flooding 1 in 100
- Surface water flooding 1 in 1000
- Ditch
- ↗ Field access
- ✱ Trees with bat roost potential





ECOLOGY

Considerations

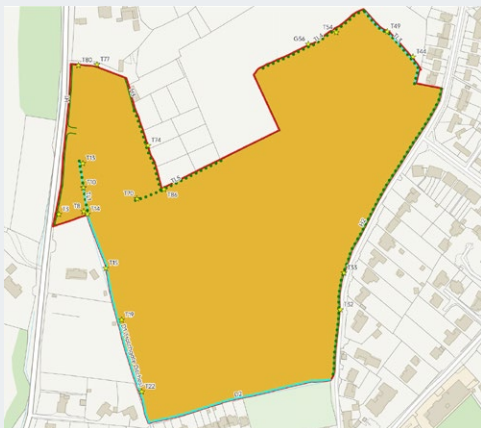
The majority of the site currently offers limited opportunities for biodiversity due to its predominantly modified grassland, which inherently holds low ecological value. However, certain features across the site, such as hedgerows, lines of trees, and ditches, have the potential to support protected and notable species.

Response

A comprehensive suite of ecological surveys has been conducted across the site, and these are ongoing. These surveys encompass assessments for badgers, bats, reptiles, great crested newts, as well as a Biodiversity Net Gain assessment.

The surveys have informed an ecologically informed masterplan that prioritizes the retention and enhancement of areas on the site crucial for key ecological features. This includes preserving all trees that could potentially serve as roosting sites for bats. These efforts create corridors within the development and enhance habitat creation throughout the green infrastructure, thereby improving wildlife opportunities across the site.

Furthermore, the masterplan integrates a sensitive lighting design to ensure these areas remain suitable for both diurnal and nocturnal wildlife.



ARBORICULTURE

Considerations

A BS5837 tree quality survey has been conducted, providing a detailed assessment of all trees on and within the vicinity of the site. An Arboricultural Impact Assessment has been prepared to support the submission.

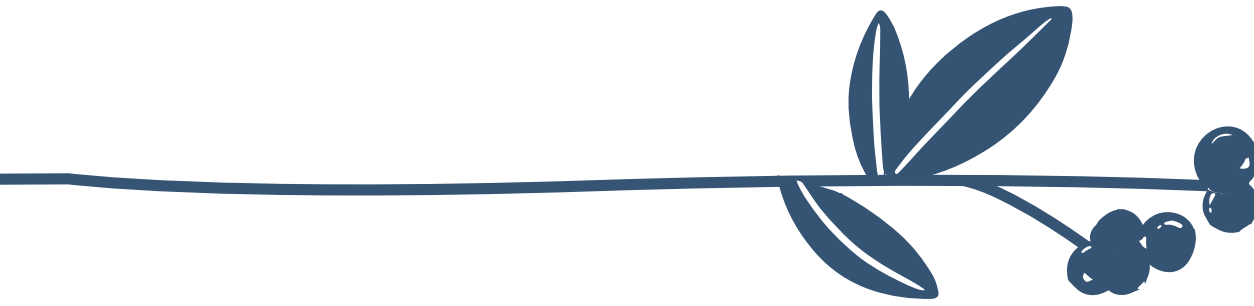
Existing trees are confined to the site's boundaries, predominantly consisting of oak trees. The survey identified 6 veteran oak trees near the site, along with numerous high and moderate value specimens of notable arboricultural or landscape significance, many of which are protected by Tree Preservation Orders.

Although a woodland area was surveyed, it does not qualify as Ancient Woodland. The primary tree cover is situated along the northern boundary of the site, creating a typical pastoral enclosure, with less extensive tree cover in the southern portion.

Response

The Arboricultural Impact Assessment confirms that no trees need to be removed to facilitate the development at this stage, with potential vegetation removal limited to a sectional loss of hedgerow to provide access from Lodge Road and Tape Lane. Development parameters submitted can avoid impacting veteran tree buffers and do not conflict with retained tree root protection areas, ensuring the safeguarding of all moderate and high-value specimens.

Opportunities exist to enhance connectivity by strengthening gappy sections of existing vegetation and to mitigate declining sections of elm trees. The layout allows for the creation of new orchards, parkland planting, and tree planting along the new access road and proposed street scenes, resulting in a net gain in tree numbers across the site.



HIGHWAYS

Considerations

Safe and suitable access to the site must be provided. A new junction onto Lodge Road is necessary to enable access to the development. Lodge Road currently has a 40mph speed limit and features a stretch of hedgerow and tree specimens along the western site boundary, all of which must be taken into account when designing the proposed site access arrangements.

The potential impacts of increased traffic from the proposed development on the local highway network need to be assessed in accordance with national planning policy to ensure that the scheme does not cause unacceptable impacts.

Furthermore, opportunities to encourage travel to local facilities and services, as well as higher-order services, using sustainable modes of transport should be considered. A strategy should be developed to actively promote travel choices and increase the use of sustainable travel modes.



Response

The design of the proposed site access onto Lodge Road is detailed in the Transport Assessment (TA), which complies with all relevant local and national design criteria. An independent Road Safety Audit has been conducted to ensure safety standards are met.

Visibility splays necessary for safe access have been calculated based on traffic surveys conducted on Lodge Road. These measures aim to ensure adequate visibility without the need for extensive vegetation removal. Additionally, the design of the site access has been guided by expert arboricultural advice to minimise impacts on adjacent hedgerows and tree specimens.

The Transport Assessment (TA) provides a thorough assessment of the potential traffic impacts of the development, utilising WBC's strategic transport model (WSTM₄) to evaluate traffic generation and cumulative growth in the local area. The assessments confirm that the scheme will not result in unacceptable impacts.

The development proposals include a comprehensive set of measures aimed at promoting sustainable transport modes. These measures encompass significant improvements for pedestrians, cyclists, and public transport. Specifically, the proposals involve establishing a strategic cycle connection between Hurst and Twyford and enhancing bus connections to the broader area. These initiatives are detailed in the TA and align with the objectives outlined in WBC's Local Walking and Cycling Infrastructure Plan (LCWIP) and their Local Transport Plan (LTP₄).

LANDSCAPE

Considerations

The site lies outside any statutory or non-statutory landscape designations. According to the Wokingham Landscape Character Assessment (2019), the site falls within the 'Hurst River Terrace' Landscape Character Area. The landscape is described as 'moderate' in condition with a 'suburban character'.

Key concerns regarding the site include the absence of species-rich grassland and the current use of land for pony grazing. The assessment highlights an increase in linear development along rural lanes and efforts towards merging the nearby settlements of Whistley Green and Hurst.

Relevant guidelines emphasise the restoration of grassland habitats on pastoral land, avoidance of linear expansion of development, conservation of settlement identities to maintain physical and visual separations, and enhancement of the character of rural lanes.

The combination of flat landform, surrounding built development, and mature vegetation creates a visually contained site with limited opportunities for publicly accessible views. Occasional partial views of the site can be seen through occasional gaps in the hedgerow along Tape Lane to the east. Views from private properties, particularly from upper floors facing Tape Lane, are partially restricted, adhering to the established planning principle that there is no private right to a view.

The proposed access point onto Lodge Road is enclosed by a mature hedgerow that runs along the highway verge.

Response

The proposed development would consist of two distinct clusters of residential buildings at the northern and southern ends of the site, with the central area remaining undeveloped. The new central 'common' would feature a species-rich meadow, enhancing the landscape for enjoyment and access by both new and existing residents. The majority of the site would be transformed into publicly accessible open space and allotments.

In addition to significant improvements in public access and recreational amenities, there would be appropriate enhancements to key landscape elements, including the structural improvement of existing hedgerows.

The development strategy, coupled with the retention and enhancement of existing hedgerows, aims to minimise the visibility of the proposed development from Tape Lane. The proposed access point onto Lodge Road is designed with sensitivity in mind, involving the removal of a localised section of existing hedgerow and planting a new species-rich native hedgerow behind the visibility splay. Views toward new built development within the site would be further mitigated by the proposed community orchard.



DRAINAGE

Considerations

The proposed development will face the risk of flooding during its design life, primarily due to extreme rainfall events and the impacts of climate change.

Urban creep, where private permeable areas become impermeable, will increase the amount of impermeable surfaces within the development.

Response

The proposed flood risk assessment for this site addresses the points mentioned above and outlines multiple flood risk mitigation measures to be integrated into the final drainage design. The drainage strategy incorporates appropriate climate change allowances and accounts for urban creep. It has been developed in conjunction with the landscape plan and masterplan requirements to ensure synergy and efficient utilisation of public open space. The strategy aims to safely manage exceedance flooding onsite while maintaining unimpeded access for dwellings and emergency routes within the development.

Given the site's relatively flat terrain, there are challenges in terms of levels, which have been addressed through the proposal of permeable paving and swales. These Sustainable Drainage System (SuDS) techniques are well-suited for flat areas. Maintenance requirements are outlined as part of the drainage strategy, which will be further detailed in a management and maintenance plan. This plan will ensure that all SuDS and drainage features operate effectively throughout the development's design life.

SITE DESIGNATIONS

The site is designated as countryside and is outside settlement boundaries.

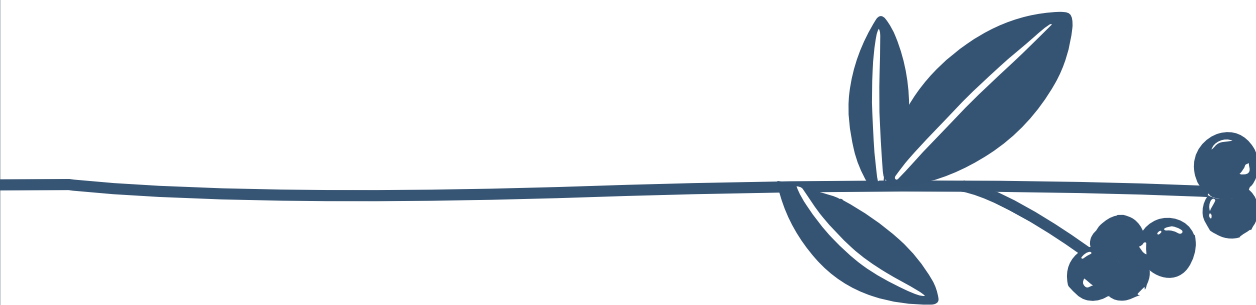
It is located in Flood Zone 1, indicating a low risk of flooding according to the Environment Agency mapping tool.

There are no listed buildings on the site, and it is not within a conservation area. However, several Grade II listed assets are located across the village of Hurst, particularly to the north of the site. There is a row of Grade II listed houses along Broadwater Lane, approximately 60m north of the site. All listed buildings are screened from the site by existing trees and therefore are not visible from it.

The site falls within several designated areas:

- Area of Search for Sand and Gravel
- Mineral Safeguarding Area
- Groundwater Consultation Zone
- Great Crested Newt Impact Risk Zone
- Sites of Special Scientific Interest Impact Risk Zones





03

INVOLVEMENT AND EVALUATION



ENGAGEMENT

Through the pre-application consultation process, a commitment to community and stakeholder engagement has been demonstrated. A total of 2,200 residents and businesses were briefed in an expansive consultation process.

This included the launch of a website that was freely accessible to the local community, where stakeholders could view additional information about the proposals and leave their feedback. Contact details were also provided, allowing stakeholders to reach out directly to the project team.

Throughout the public consultation process, a dedicated hotline was available for people to provide feedback and ask questions. This included an email address, phone number, and freepost address.

Although local stakeholders have declined to meet to discuss the proposals, a willingness to meet any stakeholders who wish to do so remains.

Feedback has been responded to and will continue to be reviewed, particularly following the statutory consultation period after submission, with a proactive approach to engagement being maintained.

The community will be kept updated when relevant, with updates provided through the accessible community website.

New Homes for Hurst

MAC MIC GROUP

We are bringing forward revised plans for up to 99 new homes in Hurst.

Illustrative layout

Resident update

We are bringing forward revised proposals for the site known as Land to the East of Lodge Road.

Previous plans submitted in 2022 for 200 homes on this site were refused by Wokingham Borough Council and this decision was upheld by the Planning Inspectorate. We accept this decision, and we have carefully considered the reasons for refusal, and made significant changes, in preparing our revised proposals.

New plans for the site

Our revised proposals will deliver up to 99 new homes sensitively designed to reflect and compliment the unique village character of Hurst, whilst enhancing sustainability and biodiversity and providing new public amenities.

Land East of Lodge Road www.landeastoflodge road.co.uk

New Homes for Hurst

MAC MIC GROUP

Benefits for Hurst

Boost to local businesses and the economy

Much-needed new affordable housing, prioritised for those with a local connection

Public open space, children's play areas and allotments

Walking and cycling improvements

Financial contributions towards local public amenities

Have your say

Visit www.landeastoflodge road.co.uk to explore the revised proposals in more detail and have your say. Share your thoughts:

0800 029 7171 (freephone)

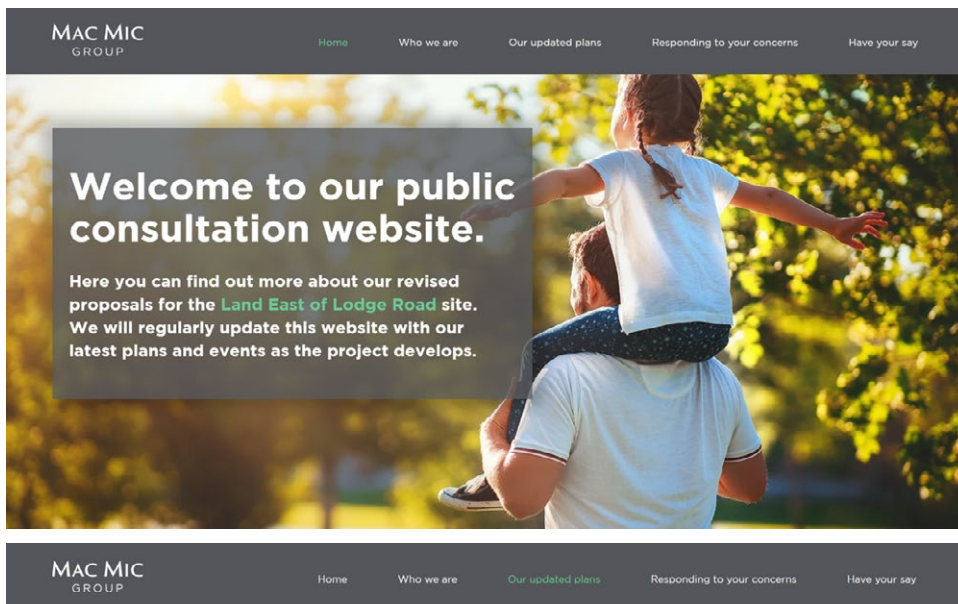
LodgeRoad@connectpa.co.uk

Freepost: Land East of Lodge Road
CONNECT CONSULTATION, Millbank Tower
London SW1P 4QP

Mac & Mic: Building Communities, Creating Homes

Mac & Mic, a multi-award-winning family-owned business committed to crafting exceptional developments that enhance the fabric of local communities.

Consultation leaflet



Our updated plans

How we've responded to feedback

We have revised our proposals after carefully considering feedback from the previous round of community consultation, the council, and other stakeholders, and addressed concerns raised about the quality of the development being in keeping with the local character of Hurst.

Our updated proposals will deliver up to 99 new homes, reduced from 200 in the previous site application, and will help with identified housing need in the local area currently unmet by other projects. We are dedicated to working with the residents of Hurst to deliver high quality homes and promote the village's natural aesthetic.

To ensure our proposals are in keeping with the character and setting of the site, we have halved the size of the developable area of the site allowing for more open space. Not only will this contribute to the visual aesthetic of the site, but we are working hard with our expert consultants to achieve gains in on-site biodiversity and amenity.

The below image shows the outline of the new proposals, and demonstrate how they have evolved in response to the previous application on the site.



Significant boost for the local businesses



More affordable homes for local residents



Added investment in local amenities



Walking and cycling infrastructure improvements

Extracts from consultation website

EVOLUTION

EVOLUTION ONE; OUTLINE PLANNING APPLICATION, FEBRUARY 2022

Outline application for approximately 200 homes, open space, pedestrian and cycle links, recreational facilities (Use Class E), and associated infrastructure. Primary vehicular access proposed via existing Lodge Road gated access with necessary improvements (all matters reserved except for access). Application refused on 22/06/2022.

An appeal was dismissed in March 2023. Due to the absence of a 5-Year Housing Land Supply (5-YHLS) in Wokingham and outdated planning policies, the Inspector applied the 'tilted balance' as outlined in paragraph 11 of the National Planning Policy Framework (NPPF).

The Inspector focused on the following main reasons for dismissal:

- Sustainable location and highways.
- Views / landscape harm.

Other reasons included:

- Consistency with the development plan and policy weight.
- Loss of Best and Most Versatile Agricultural Land (BMV).
- Impact on trees and hedgerows.
- Effect of the proposed development on highway safety.
- Failure to agree on planning obligations.

