

PLANNING REF : 252934
PROPERTY ADDRESS : Green End
: Tape Lane Hurst, Reading, Berkshire
: RG10 0DP
SUBMITTED BY : Mrs Jane Fiennes
DATE SUBMITTED : 04/02/2026

COMMENTS:

this site is outside the defined settlement boundary of Hurst and does not form part of the Wokingham Borough Council Housing Land supply. Lodge Road and the majority of Hurst has housing facing open countryside and this development closes that off. It would erode the open separation between the northern and southern parts of the village and would diminish the rural aspect of the area.

Drainage and flooding are problems in Hurst and the drainage plans for this development are totally inadequate. Treated effluent would be discharged into Hatchgate Ditch which is already unable to cope.

This plan is in conflict with an Appeal on the same site in 2020 and the reasons given then have not been addressed.

The additional traffic and traffic movements on and off the site would increase collision risk on a 40mph road carrying through traffic.

Hurst has already been accepted as unsustainable with poor public transport, footpaths and utilities and amenities. Three more houses would cause more harm than good and this application should be rejected.