

PLANNING REF : 260353
PROPERTY ADDRESS : Old Swan Cottage
: Old Swan Cottag Whistley Green, Hurst, Berkshire
: RG10 0DU
SUBMITTED BY : Mr Ken Dilley
DATE SUBMITTED : 21/02/2026

COMMENTS:

I strongly object to this application submitted by Shorewood Homes yet again on Broadwater Lane.

This site was subject to rigorous review only as recently as October last year. The then proposed development was dismissed by the Inspector at a 2 day planning appeal. One of the main reasons for the dismissal is the heritage setting as it related to the Grade 2 Listed buildings. This remains the case with this application which directly impacts on two Grade 2 listed buildings, Parkers Cottage and Bowers Cottage.

In addition other key objections are:

1. The site is outside the Hurst settlement boundary.
2. The site is in designated countryside, It is adjacent and partly within the Hurst area of special character (AoSC). Contrary to the Heritage statement and historic photographs, the site makes an appreciable contribution to to the AoSC with majestic views across the agricultural fields to Whistley Green.
3. Planning has been historically refused on this site. This proposal would create an overbearing urban development on agricultural land.
4. The applicant draws attention to the WBC housing land supply issue. However, the new local plan is not adopted as yet (and does not include this site), and to suggest that the development of 5-7 houses will make any meaningful contribution is ridiculous.
5. There is also the recurring issue of flooding in Hogmoor Lane.

This application should be refused. This land should remain in agricultural use. There is no justification for a development of large modern houses in such an area of special character.