

PLANNING REF : 260353  
PROPERTY ADDRESS : 4  
: Hogmoor Lane Hurst, Reading  
: RG10 0DH  
SUBMITTED BY : Mr Richard Maynard  
DATE SUBMITTED : 22/02/2026

COMMENTS:

Dear Sir/Madam,

Re: Planning Application 260353 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst

I write to object strongly to this Permission in Principle application.

My principal concern is flood risk, particularly in light of the ious flooding experienced in 2023 and again in 2024. On both occasions, Hogmoor Lane and surrounding areas were badly affected, with surface water overwhelming drainage systems and causing significant disruption and concern for residents. These events onstrated clearly that the local drainage infrastructure is already under strain.

This site currently consists of open agricultural land which plays an important role in absorbing rainfall and slowing surface water runoff. Replacing permeable fields with housing, roads and driveways will inevitably increase runoff into an area already known to flood. The fact that attenuation and flood mitigation measures fall outside the red-line boundary of the application is particularly troubling. Without secured, deliverable, and enforceable on-site mitigation with clear long-term maintenance arrangements there can be no confidence that flood risk to existing homes will not worsen. Given increasingly intense rainfall linked to climate change, approving development here would be irresponsible and contrary to sound planning principles.

Beyond flooding, the site lies outside the defined settlement boundary in designated countryside and forms part of the rural setting that defines the character of this part of Hurst. Previous proposals for development on this land have been refused, and a recent appeal decision confirmed that development would cause harm to the setting and significance of nearby Grade II listed buildings and the wider Area of Special Character. The Inspector concluded that the rural, open character of the site makes a positive contribution to those heritage assets and that introducing housing would significantly undermine that setting.

The proposed access and subdivision of the field would urbanise what is presently a historic, semi-rural landscape. The openness of the land, long views across fields, and the tranquil character of Hogmoor Lane are fundamental to the area's identity. Granting Permission in Principle risks incremental encroachment and further erosion of this countryside setting.

In summary, this proposal would:

Exacerbate known and recent flooding problems (as evidenced in 2023 and 2024);

Introduce development in an area with established drainage vulnerabilities;

Harm the setting of heritage assets and the Area of Special Character;

Erode valued countryside outside the settlement boundary.

For these reasons, I respectfully urge the Council to refuse this application.

Yours faithfully,  
Richard Maynard