

PLANNING REF : 252257  
PROPERTY ADDRESS : Beech Brook  
: The Holt, Hare Hatch, Berkshire  
: RG10 9TG  
SUBMITTED BY : Mr Charles Seagrim  
DATE SUBMITTED : 13/11/2025

COMMENTS:

I write to object to the proposed residential development at Ladds Garden Centre in Hare Hatch. As a local resident, I believe it undermines the area's historical character, organic evolution, and quality, through over intensive land use that clashes with the surroundings and sets a regrettable precedent.

Hare Hatch boasts a heritage over a millennium old, rooted in the Domesday Book of 1086 as part of Berkshire's rural settlements, highlighting its lasting agricultural identity. Roman traces, such as a temple site inspiring the 18th-century Castleman's residence! Over centuries, the village has grown organically along the Bath Road, weaving grand houses, smallholdings, and businesses into a balanced landscape of open spaces, woodland, greenery, and architectural diversity.

The proposal's rigid rows of houses, divided by picket fences, conflict with this character, exceeding the garden centre's original bulk and density. Once home to a falconry, fish shop, and community businesses, the site was repurposed during Covid for a superfluous high-end garden outlet amid four nearby competitors.

A more exemplary development at the Shire Horse Centre's housing conversion included a mandated bowling green, yielding a community-oriented scheme with restrained, considerate massing that respected the locale. The Ladds site merits excellence: lower ridges, fluid layouts, and lower density. New builds here fetch substantial premiums, demanding superior design beyond accounting.

These structures may endure for many centuries, defining Hare Hatch's future and future developments. Any development must exemplify quality to enrich, not erode, our heritage.