

PLANNING REF : 252934  
PROPERTY ADDRESS : Green End  
: Tape Lane Hurst, Reading, Berkshire  
: RG10 0DP  
SUBMITTED BY : Mr Ivor Fiennes  
DATE SUBMITTED : 05/02/2026

COMMENTS:

I oppose this application for the following reasons:

Development Limit

The site is outside the development limit under the Local Plan, is an inappropriate development into open countryside and would set a precedent for further applications in this area.

Limited Development Location

Hurst is a Limited Development Location and, as the the Appeal Inspector for the 99-house development stated, the limit for the borough has been more than exceeded and Hurst has contributed. The proposal does not meet any of the exception requirements

Other planning refusals in Lodge Road

Since 2005, 6 applications have been made for developments in Lodge Road. All have been refused for good reason, either on first application or on appeal

Flooding and Drainage

In the new Environment Agency flood map, 90% of the site is in flood zone 2. The proposed attenuation pond will not help materially. One of the main reasons for the rejection of the 99 house development in this area was because it failed the Sequential Flood Test.

The drainage plans are totally inadequate. Part of the plan proposes discharging treated effluent to an existing ditch, which is blocked.