

PLANNING REF : 260353
PROPERTY ADDRESS : 2 Aylesford Villas
: Wards Cross, Hurst, Berks
: RG10 0DT
SUBMITTED BY : Mr Toby Keepence
DATE SUBMITTED : 06/03/2026

COMMENTS:

Dear Sir/Madame

I am writing to strongly object to Planning Application 260353. Part of the proposed site has already been refused under application 240583, and the Inspector dismissed the appeal in October 2025. This new PiP application does not resolve the issues previously identified.

Key reasons for objection:

- PiP is not appropriate for this complex and highly constrained site.
- The development would still cause harm to the setting of three Grade II listed buildings and two non designated heritage assets, contrary to Policy TB24. The revised boundary moves development closer to these assets.
- The land is outside the Hurst settlement boundary and within designated countryside. Granting a change of land use via this PiP risks incremental development of the whole field - which I'm sure is the long term goal.
- There are well documented flooding and drainage problems affecting Broadwater Lane, Hogmoor Lane and Poplar Lane. The proposal offers no plan as to how this would be managed and would increase both foul and surface water flood risk.
- The scheme provides no affordable housing and is speculative at a time when the new Local Plan is close to adoption and will resolve land supply issues.

The proposal fails to overcome the reasons for refusal, conflicts with planning policy, and would result in clear harm with no public benefit. I respectfully request that Application 260353 is refused.

Yours Faithfully
Toby Keepence