

PLANNING REF : 260353
PROPERTY ADDRESS : The Cricketers
: The Cricketers Wards Cross, Hurst, Reading, Berkshire
: RG10 0DS
SUBMITTED BY : John Vimpany
DATE SUBMITTED : 02/03/2026

COMMENTS:

Dear Sirs

I am writing to object to this unwanted and unnecessary Application. On procedural grounds alone it is inappropriate for a decision on it to be delegated to a single council officer where huge matters of planning principle are at stake and where an unfortunate decision of approval would result in unnecessary building development on agricultural land within an area of special rural character. This is no insignificant 'infill site'.

The Council will be aware that an application applying to an adjacent piece of similar land and similar development ambitions was only last year rejected on grounds of sustainability, significant drainage problems (flood risk), harm to the settings of several listed and period buildings plus various other issues.

It would be inconsistent for this identical type of scheme to be viewed any differently on the authority of a single official and the request from our leading Councillor that this Application be considered by the Council itself is noted. It is clear that the scheme finds no approval from those of us who live in the village of Hurst, as expressed by the New Hurst Village Society and the Hurst Village Council. There are alternative, more sustainable development locations already identified elsewhere in the Borough where mandatory 'housing supply' can be met at scale rather than by seven piecemeal modern dwellings placed in a farm field and become a strategic precedent for exploiting this entire field - and the adjacent meadows - for house building.

My specific objections include

- The proposal is to build on land that is long designated by the Council itself as inappropriate for development on grounds that it is situated beyond the settlement area of Hurst Village. It transgresses the long established 'village envelope' that is bounded by agricultural land and valued rural vistas.

- Views across a valued landscape towards several grade 2 listed buildings and an attractive mix of traditional English dwellings would be obscured.

- The resulting inevitable suburban dwellings would seriously compromise the present rural ambiance, creating a loss of 'rural amenity '.

- There is a known flood risk which the developers have chosen to ignore.

My family has lived in Hurst since 1974 and at Wards Cross, close to the field in question, for 26 years. We have endeavored to resist

development schemes that would despoil a place whose character and sense of community has been conserved for present and future generations. The field, and its continuously active agricultural use, enhances the rural character of Hurst and the quality of life of those who live here.

I respectfully urge you to decline this Application.

Yours faithfully

John Vimpany