

PLANNING REF: 261624

PROPERTY ADDRESS: Long Barn, Hogmoor Lane, Hurst, Reading, Berkshire, RG10 0DH

SUBMITTED BY: Mr And Mrs Diana and Anthony King

DATE SUBMITTED: 26/07/2026

COMMENTS:

PERMISSION IN Principle Application 261624

We wish to object to this further PIP application. We, Tony and Diana King, have lived in Hogmoor Lane, in Long Barn, for 42 years. During that time, although buildings may have been changed there have been no additional houses built. Hogmoor Lane is a narrow and medieval route and has kept its open and rural aspect. It is a popular lane for recreational walkers, cyclists, horse riders and the local riding school, leading to a network of footpaths.

To introduce new houses between Long Barn and Apple Tree Cottage would completely change the character of this area. At the moment it is a narrow, rural lane with views across the fields, which new houses would immediately block. There are also views to several of the veteran oak trees from this area, the one in the corner of the Long Barn garden being the nearest and most immediately visible. This is an area of Hurst's village centre Special Character. This site, with the surrounding fields, is in the Haines Hill Valued Landscape. The field has been assessed, by WBC's Landscape Specialist as having a higher quality landscape than the surrounding area. Munfin House, which faces this site, and Long Barn are both Non-designated Heritage Assets. Long Barn and Wards Cross House, a Grade 11 Listed building, share an entrance and form a farmstead group and have always been linked, by agriculture, to the field of the application.

For the applicant to state that there is no flooding in Hogmoor Lane is to show ignorance of the area. There have been several instances of flooding, 2013, 2014 ,2023 and 2024 being the most recent. The application field, even though it is higher than Hogmoor Lane, also floods. Any building here will make the situation worse for the surrounding houses, from the runoff of rain from the roofs, the new road and hardstanding around the houses. The entrance to the application site is suggested as a culvert bridge which would cross the existing deep drainage ditch. A culvert bridge could, essentially, partially block this very necessary ditch, thus exacerbating all future flooding incidents. The type of culvert bridge would need to be carefully designed. There are several down Hogmoor Lane and most block when there is heavy rain. I attach a photo of the flood water running into this ditch next door to Long Barn, via another ditch which was hastily dug by the residents and is renewed each year. As you can see, the main ditch is full of water already. Not only that, you can see that the height of the land is way above the height of Hogmoor Lane. This explains why any building there would completely block any visibility of the countryside from the road and would also exacerbate future flooding.

As previously stated, this is Hurst's area of Special Character and the setting of several Grade 1 and 11 houses. The lane is only 3 to 3.5metres wide and is a single track road. There are neither pavements nor passing places. It is simply not suitable for another house entrance. There is also the question of the entrance to Hogmoor Lane from the A321. When turning out at the Y junction, the visibility is very limited and it is difficult for both cars and pedestrians. The A321 has fast moving

traffic which has been assessed at an average of 36 miles per hour. The entrance to Hogmoor Lane has a central island which has electrical and fibre substations and a storm drain. If there was any attempt to improve the visibility, by removing the island, there would be a need to rehouse all these services. It would also alter the character of the entrance.

We urge you to refuse you to refuse this application.

My photograph to demonstrate the full ditch, during flooding, is attached.

