

PLANNING REF : 253074
PROPERTY ADDRESS : The Cricketers Hurst
: The Cricketers Rg100ds, Reading, Berkshire
: RG10 0DS
SUBMITTED BY : Mr John Vimpany
DATE SUBMITTED : 22/01/2026

COMMENTS:

The exterior materials selected for these houses seem inappropriate for this particular rural village setting, the current affectation to use greyish boarding would be more suited to a suburban new-build housing estate. The scheme seems insensitive to the semi-rural location and this indicates a basic misunderstanding on the part of the architects and their clients. Hurst village has evolved over several centuries and this is reflected in various vernacular types and styles of build that have provided its occupants today with a valued sense of place which could be better retained by more imaginative design.

As a resident of Tape Lane I am concerned about the potential for the inevitable increase in traffic on this route. Although restricted, it is increasingly used as a cut-through by unauthorized traffic and the proposed access to and from the new estate from School Road, especially at 'school times', would be hazardous. Some years ago I recall there was a fatal collision between a car and bicycle at the junction Tape Lane junction. Also, the relatively large houses impose too closely to the roadside on the edge of School Road. Is this conforming to regulations?

I am unclear on how the drainage required for the scheme would actually work. It is well known (for centuries) that this has been an issue for the village. The water table is high. As I draft this letter the heavy rain is causing standing water in the roads, marshy fields and soggy gardens. Expert opinion on the matter of drainage was a key factor that contributed to the Government's Inspectors dismissing two schemes for developing housing on agricultural land in the village settlement, and for good reason.

The Hurst Village Society and our Parish Council have registered their views to you in more technical language and I believe they articulate opinions of most people who are aware of the scheme. I am fully supportive of their observations and hope you will take account of them.

Overall, the design and construction proposals for this development lacks distinction and hopefully the WBC planning team can on this occasion use its powers and skills to achieve improvements before it is actually executed and monitor it carefully during its implementation.

John Vimpany