

PLANNING REF : 253074
PROPERTY ADDRESS : Crackington
: Tape Lane, Hurst
: RG10 0DP
SUBMITTED BY : Mr Graham Welch
DATE SUBMITTED : 21/01/2026

COMMENTS:

Objection to Planning Application Number 253074

I am a resident of Hurst and have lived in the village for over 25 years. I wish to formally object to the Reserved Matters application associated with the above Outline planning permission for the reasons set out below.

Design and Materials

The proposed design and choice of materials fail to reflect the established character and appearance of the surrounding development within School Road and Lodge Road.

The brick colour palette proposed is not found elsewhere within the village and is wholly uncharacteristic of the existing built environment. In addition, the use of grey-coloured windows, doors and grey cladding is not reflected in any nearby properties. As a result, the development would appear visually intrusive and incongruous, giving the impression of a suburban estate rather than development appropriate to a rural village setting.

This lack of contextual design is harmful to the character and appearance of the area and is contrary to the principle of high-quality design that responds positively to local distinctiveness.

Site Layout and Relationship to the School Road

The proposed dwellings fronting School Road are positioned excessively close to the pavement and carriageway. This is inconsistent with the established building line along School Road, where properties are generally set back further from the highway. This layout would create a cramped appearance, erode the spatial character of the street, and would be out of keeping with the pattern of development in the immediate vicinity.

Highway Safety and Access

The proposed access to the car park from School Road is located almost directly opposite the junction with Tape Lane. This arrangement gives rise to serious concerns regarding highway safety.

The proximity of these access points is likely to create conflict between vehicles entering and exiting the site, turning traffic, cyclists, and pedestrians. This is particularly concerning given the regular use of School Road by local residents and school children. While additional parking provision is welcomed in principle, it should not be delivered at the expense of public safety.

Drainage and Flood Risk

Hurst already experiences a high water table and regular flooding events, which have become increasingly problematic in recent years. The drainage strategy submitted as part of this application appears insufficient to demonstrate that surface water can be managed effectively without increasing flood risk on-site or elsewhere. There is a lack of clear and robust evidence to show that the

proposed drainage system will function adequately under peak rainfall conditions and that it fully complies with Sustainable Drainage System (SuDS) principles. Further detailed assessment and reassurance are required before this matter can be considered acceptable.