

PLANNING REF : 253074
PROPERTY ADDRESS : Martineau Lane
: Hurst, Berkshire
: RG100SF
SUBMITTED BY : Mr Michael Thomson
DATE SUBMITTED : 21/01/2026

COMMENTS:

WBC Planning Amended Application no 230074, land adjacent to School Road and Orchard Road Hurst to build 23 dwellings with 15 carparking spaces for the local Primary school.

I am writing to Object to the plans submitted to develop this site.

WBC has clearly defined a pallet of materials for house construction in Hurst to meet the village environment, which having been acknowledged by the developer, they have ignored. The proposed materials are bland, lack variety and using highly massed produced finishes that are typically found in urban/high density locations. The selection of materials is clearly designed to keep construction costs down and therefore maximise profit.

A management plan needs to be presented as part of the Reserve Matters for the car park construction and on-going management to ensure the plans are acceptable and not left to be decided at a later date. WBC need to know in particular how the space will be future funded.

The drainage plans need to be re-submitted based on the updated flood risk assessment from the Environment agency. As has been commented, the much smaller 4 house development in Sawpit Lane site has not

worked with SUDS so this site has a high prospect of needing more extensive flood mitigation measures. Is there a design solution or not, given the existing high-water table? Not all run-off can go into the Hatchgate Ditch.

The developer appears to have applied some form of weed-killer last October to the field that WBC need to challenge them about as it shows a complete disregard for the environment on this particularly ancient site with a known high level of biodiversity. Their actions lead to the view they are trying to reduce the biodiversity baseline to

further reduce their comments during and after construction. Not the actions WBC should expect from a responsible land developer.

WBC need to push back on these proposals and ensure their clearly designed policies for the protection of the Hurst Village are enforced. There were very serious failures to control the Sawpit Lane 4 house development resulting in much larger properties being construction than were approved at the Outline planning stage. This will be seen as a weakness by the developer who will work to exploit this site to their advantage.