

PLANNING REF : 253074
PROPERTY ADDRESS : Woodsome
: Tape Lane, Hurst, Berkshire
: RG10 0DN
SUBMITTED BY : Mrs Katherine Howe
DATE SUBMITTED : 03/05/2026

COMMENTS:

I wish to object to the revised proposal. While the applicant has amended aspects of the materials palette and landscaping, the fundamental concerns regarding highways safety, parking pressure, drainage, and the character of the village remain unresolved.

My strongest concern is the impact on road safety at the junction of Tape Lane and School Road, particularly during school drop-off and pick-up times at St Nicholas Primary School. All site traffic would use the single access onto School Road, immediately adjacent to the school and close to the Tape Lane junction. The application still does not provide a robust assessment of how increased vehicle movements will interact with existing congestion, pedestrian activity, parked cars, and children crossing in this already constrained area. This development would inevitably increase risk and danger at one of the busiest and most sensitive points in the village.

The proposal would also result in the loss of existing informal parking associated with the school, placing additional pressure on surrounding roads and worsening existing congestion and safety concerns for residents, parents, and pedestrians.

Although the applicant has revised the external materials, the overall form of the development remains that of a suburban estate rather than a scheme that reflects the character of a small rural village. The internal road layout, the properties positioned close to School Road, and the extensive use of 1.8m close-boarded fencing would create a hard, enclosed appearance that is out of keeping with the softer rural edge and open character of the area.

Drainage and flooding concerns also remain unresolved. Local residents are already aware of longstanding surface water drainage problems around School Road and Tape Lane. While the revised drainage strategy claims there will be no run-off onto surrounding roads, submitted documents identify School Road and Tape Lane as flood flow routes when capacity is exceeded. Given existing flooding pressures in Hurst, there is insufficient confidence that the development would not worsen flood risk locally.

The biodiversity proposals also rely heavily on long-term assumptions regarding tree growth, private garden planting, and future management by occupiers. These measures are uncertain and difficult to enforce over time, meaning the claimed biodiversity gains cannot be guaranteed.

Overall, the revised submission does not adequately address the key concerns relating to highway safety, village character, drainage, parking pressure, and long-term environmental impacts. For these reasons, I object to the application.