

PLANNING REF : 261624
PROPERTY ADDRESS : Donnington
: Hinton Road, Hurst Reading, Berkshire
: RG10 0BP
SUBMITTED BY : Mrs Susan Corcoran
DATE SUBMITTED : 30/07/2026

COMMENTS:

I object to this application for the following reasons.

Heritage and Local Character

The proposal would alter an open rural frontage which sets the tone for people entering Hogmoor Lane, which is fundamentally rural in nature. Houses, gardens, driveways, parking, lighting, boundary treatments, and ancillary buildings would replace part of the existing sequence of rural lane, verge, ditch, hedgerow and open agricultural land. The proposed development adjoins Hurst's Village Centre Area of Special Character. The field, roadside vegetation, ditch and relationship with Long Barn form an important part of the rural setting of the historic village.

The site is a 0.48-hectare section taken from a wider agricultural field and is outside Hurst's settlement boundary. The illustrative plan shows two large residential plots extending well back from Hogmoor Lane, rather than a small gap within a continuous frontage. These are not the characteristics of genuine infill

The heritage report is for a different scheme. The submitted Heritage Statement assesses the earlier proposal for up to seven homes on a site of approximately 0.95 hectares extending towards Broadwater Lane. It does not directly assess the present two-home proposal or its new Hogmoor Lane access.

Trees and Hedgerows

The tree report is also for the earlier scheme. It does not assess the exact current layout, access crossing, visibility requirements, drainage works or utility routes.

Vehicle and Pedestrian Access

The Transport Note does not provide a detailed design or visibility assessment for the proposed entrance onto Hogmoor Lane. Low forecast traffic volumes do not, by themselves, establish that the access is safe.

The Broadwater Lane junction remains uncertain and Hogmoor Lane itself is single carriageway. Three different options are suggested for access: leave it unchanged, introduce separate entry and exit arrangements, or reconstruct it as a new single junction. No one solution has been selected, approved or clearly demonstrated as deliverable.

Flood Risk

A new access to proposed scheme would cross a surface-water ditch. The Flood Risk Assessment confirms mapped surface-water risk along the Hogmoor Lane frontage. A complete drainage strategy, including infiltration testing, attenuation, blockage assessment and final discharge arrangements, has not yet been provided.

The Planning in Principle (PiP) approach

The PiP process is poorly suited to this particular site. Permission in Principle considers only the location, land use and amount of development (part 1). Detailed access, drainage, landscaping, design and other technical matters are left until later (part 2).

Because of the fundamental sensitivity of this site, including Flood Risk, and Access, it is important to understand the technical details of the proposed development before considering the PiP application. However, with PiP, those technical details are deferred until after the PiP is granted. That doesn't work here because the technical constraints of the site are fundamental to deciding whether this location is suitable for residential use.

Please refuse permission for this plan.