

PLANNING REF : 253074
PROPERTY ADDRESS : Tape Lane
:
: RG10 0DP
SUBMITTED BY : J Freeman
DATE SUBMITTED : 30/01/2026

COMMENTS:

Planning application number 253074
Application for approval of Reserved Matters pursuant to Outline Planning Consent 230074 (allowed at appeal AP/X)360/W/24/3342812) for the erection of 23 dwellings with associated access and 15 carparking spaces for the local primary school. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 5,6,7,8,9,10,11 and 12 of the outline consent

I wish to strongly object to this planning application.

Design of the houses

Design of the houses especially those fronting on School Road is not consistent with those other houses in the village. The design looks very ugly. Very utilitarian. The applicant states that they have "evaluated in terms of architectural style, materials, density, and building heights to inform the design, scale, and layout of the potential new development in the region". They may have evaluated this but they have then patently ignored it as the design proposed is totally out of character with Hurst. There is also no reason for them to include Twyford in their analysis as this is a totally different settlement with different characteristics. The new developments will feature black boarding heavily - this is not a characteristic of Hurst - I am not aware of any black boarding of houses within Hurst.

The document also refers to the layout as one that was Agreed at the appeal decision. In fact the original planning application and subsequent appeal relate to the access of the site and not to the internal layout.

Again, in this document it refers to the inspector's emphasis on retaining village character respecting local materials and achieving a design that sits comfortably within its rural setting. The proposed application does not do this.

Frontage to School Road

According to the Appeal decision the dwellings fronting School Road must be set back at least 10m. It is not clear from the plans that this is the case. The dwellings need to be set back as far as possible, and preferably much more than 10m to reduce the impact on the street scene.

Location of affordable housing

All the affordable housing is fronting School Road I really think this should be mixed in with the other housing on the estate to make it a more coherent estate.

Drainage

It is unclear how the surface water will be dealt with bearing in mind this is a very low lying area and Hurst is very prone to flooding. Other objectors have discussed this in detail and WBC should take notice of their comments.

Car parking

Please ensure that during development no contractors cars are parked on School Road or any neighbouring roads. It is however farcical to believe that contractors will use public transport to reach the site as mentioned in the construction management plan.

Trees to be removed

Different plans show different numbers of TPO trees that are proposed to be removed. At the appeal hearing 3 trees were to be removed - these were the ones on the School Road boundary. One of those now proposed to be removed is in the centre of the field. At the appeal hearing the appellant stated that both trees in the centre were to be retained.

Inaccuracies

There are numerous incorrect statements in the developers reports including references to the wrong school, wrong road names and wrong captions to photos. This does not give one confidence that this application has been thoroughly thought through.

Archaeology

Condition five in the appeal decision.

"Prior to submission of reserve matters the archaeological written scheme of investigation together with timetable for its implementation shall be submitted and approved to the local planning authority." However, the timetable for its implementation has not been published and the plan has not been approved.

Access

Although access was approved at the appeal, I am extremely worried about the two accesses either side of the Tape Lane junction - I don't see how this will work. At school start and end times the road is extremely congested and of course there are buses, lorries and tractors using the road.

Please ask the developers to resubmit their application taking into account the numerous comments on the design, drainage, parking, trees and other comments submitted by the residents of Hurst (70 comments at last count).