

PLANNING REF : 253074
PROPERTY ADDRESS : The Old School House
: Orchard Road, Hurst, Reading
: RG10 0SD
SUBMITTED BY : Mrs Maggie Sanderson
DATE SUBMITTED : 31/01/2026

COMMENTS:

I wish to object to the Application for approval of Reserved Matters pursuant to Outline Planning Consent 230074. The layout of the site places the dwellings 15-20 and 21-23 far too close to School Road which will affect the residents' privacy and not be in keeping with the layout on the rest of School Road. The dark cladding, described as 'black cedar' in the Application, is overpowering, not in keeping with the general pattern of building in Hurst, and en masse has a most unattractive visual impact. The weatherboard is not included in the materials palette (fig.6) Key Character Elements for Hurst. They also say 'typically white framed casements' for the fenestration, but fail to follow this with the plans given. My most serious concern is the totally inadequate and inappropriate drainage plan for this site. The Drainage Strategy Report does not use up to date information on local flooding, and there is an assumption that rainwater butts, soakaways and permeable road surfaces will cope with heavy rainfall. I can't see any indication of storm water being led to existing ditches, either in Orchard Road or across School Road to the ditch leading to Sawpit Road and the Hatchgate Ditch. 23 dwellings with the volume of water used by those households will inevitably add into the existing sewage system, and this immediate area has had severe problems in the recent past with sewage backing up in lavatories because the local pumping station cannot cope. With the high water table percolation is not the answer. A further concern is the Applicant's plan to hand over the development to a management company. With these plans there will be serious maintenance issues long term, not only for soakaways and drainage but also for the land peripheral to the actual housing, the access road and the car parking for the school. The question of access to the site for the constructors is also serious, and needs to be addressed in advance of work starting. Mrs Lou Robinson has described the situation very well in her submission p.3, point 4 re Condition 12. We are all dreading work starting at this site when it eventually does because of the usual traffic, much of which may try to go via Orchard Road, the bus route, and the children at both the primary school and the pre-school which is held at the Small Village Hall. I sincerely hope the Planning Committee will refuse this Application in its entirety. Yours faithfully, Maggie Sanderson