

PLANNING REF : 252934
PROPERTY ADDRESS : 1
: Tape Lane, Hurst, Berkshire
: RG100DP
SUBMITTED BY : Mr Ken Curry
DATE SUBMITTED : 01/02/2026

COMMENTS:

Sir,

There are eight main areas that are relevant to refusing this application.

Firstly a previous application in 2020 was dismissed on appeal. The reasons given are to be deemed unacceptable incursion on the countryside and the open countryside appearance of Lodge Road.

Only in a recent appeal for 99 dwellings in close proximity to the proposed development was dismissed on the appeal sitting the likely hood of flooding being a major factor and unsustainability. Hurst is in a designated Flood Zone of two and three. Any reference using Hatchgate ditch as a way of dispersing flood water has been proven to be non existent in the previous appeal.

This would be a development outside the development limits of Hurst, it would not make any impact regarding the Council's present land supply and has NOT been listed as land for development. Hurst has met way and above any requirement for development under the council's

limited development definition of which Hurst sits firmly in.

There are no safe routes to school, footpaths, bus routes in the immediate vicinity.

This would be a stand alone development and therefore solely reliant on the use motor vehicles and there only option of transport, which is against the council's own policies to reduce reliance on the motor car and use of public transport.

The village has school has only an intake of twenty places per annum. All senior schools are a car ride away in Wokingham, Wargrave or

Woodley.

For all the reasons above I wish to object strongly to this application.