

Planning Reference 253074
Land adjacent to School Road and Orchard Road, Hurst
Application for approval of reserved matters

Objection submitted by: Andrew Dolinski
Address: 34 Martineau Lane, Hurst, RG10 0SF

Date: 26 January 2026

I wish to **object** to the application for approval of reserved matters as follows:

Design Statement

The proposed homes are out of character with the village of Hurst, and are disrespectful to the neighbouring Area of Special Interest, the grade 2 listed Vine Cottage, the Village Halls, the Village School and dwellings in School Road, Orchard Road and Martineau Lane.

In the applicants Character Assessment, much is said about the architecture style found in Hurst, referring to Hurst dating back to Medieval times, featuring the use of 'Berkshire Bricks', with Tudor, Georgian and Victorian architecture evident. Notably they state that 'Hurst is predominantly **red brick**'.

Therefore it is incredulous that the applicants chosen 'Materials Pallet' should be wholly at odds with their character assessment.

*The material palette, including red and buff brickwork, **black weatherboarding**, slate and grey roof tiles, and black fascias and rainwater goods, has been carefully chosen in response to the **established character of Hurst**, and its surrounding context, including Twyford'.*

*This selection draws from the area's vernacular traditions, particularly Hurst's prominent use of red brick and clay tiles, while also integrating elements such as **black boarding and slate that appear in nearby developments**'.*

The immediate question is 'where are these nearby developments' which use **black boarding and slate**? Clearly not in Hurst and its neighbouring settlements.

The applicant has been disrespectful to the residents of Hurst. If we are to lose this much cherished field at the heart of the village then please ensure that the homes be well designed, using a palette which is in keeping with the local vernacular. Imposing a 'copy and paste' urban estate with a 'grey dystopian vernacular' is wholly unsuitable and their choice of materials and house design must be **rejected**, and the applicant be required to rethink their designs.

Furthermore, many residents have mentioned that the siting of homes in close proximity to School Road is at odds with existing dwellings in the road. Such a close frontage would have an overbearing appearance and accordingly this element of the Design Statement must also be **rejected**.

Construction Management Plan

I am concerned that the applicant's Construction Management Plan contains numerous factual errors, citing both incorrect school and road names. Such careless errors bring into question the factual accuracy of their plan and whether it is merely a lazy generic 'copy and paste' plan submitted as a token gesture to meet planning obligations.

Does the writer of the CMP truly appreciate the location of the site being adjacent to not only a primary school but also a pre school? No mention of the latter has been made, nor of pre and post school activities. The document is woefully inadequate, especially with regards to the impact upon these two schools during the extended school drop off and pick up times.

I urge the council to reject the applicant's Construction Management Plan as being both flawed and inadequate.

Drainage and Flooding

Hurst Floods. This is an established fact. The Environment Agency acknowledged this and in March 2025 issued revised 'Flood Maps' which show the ever increasing risk, with numerous areas in Hurst now designated as being in flood risk zones 2 and 3.

Furthermore, recent flooding in Hurst resulted in WBC commissioning a Section 19 Flood Risk Report. This has highlighted that Hurst has poor flood mitigation assets, and accordingly the risk of both fluvial and pluvial flooding remains.

The applicant has seen fit to ignore the Section 19 report and dismisses flooding as being of any direct concern. They base their drainage strategy on a flawed assessment which calculated a field run off rate on an incorrect hectarage (approx. 50% of actual size) and ground water test trenches dug in the middle of summer, after one of the driest springs on record. The applicant's proposed SUDS solution is based on flawed data and will likely not pass scrutiny,

Run-off from the applicant's site currently contributes to regular seasonal flooding in School Road and Orchard Road, especially at the foot of Castle Hill. Water makes its way into Hatchgate Ditch, which itself is contributing to flooding in the adjacent Lodge Road fields, and neighbouring properties in Nursery Close, Barber Close and Martineau Lane. The applicant's proposals are silent on such matters.

The applicants Drainage and Flooding Strategy must be **rejected** as being inadequate and inappropriate.

I hope that WBC will concur that many elements of the applicant's reserved matters application are woefully inadequate and should be rejected.