

PLANNING REF : 260353
PROPERTY ADDRESS : 1 Wards Cross Cottages
: The Street, Hurst, Berkshire
: RG10 0DD
SUBMITTED BY : Miss Carole Loftus
DATE SUBMITTED : 23/02/2026

COMMENTS:

agricultural land. This land should be preserved for its agricultural potential, contributing to local food security and the long-term sustainability of the area. This development is not in accordance with principles of sustainable land use and contradicts policies aimed at protecting agricultural land.

Conclusion:

For the reasons outlined above, I strongly object to this planning application. We urge the Planning Authority to refuse permission for this development, as it will cause significant and irreversible harm to the setting of heritage assets, the special character of the village, the environment, and the local community. We request that the Planning Authority give due consideration to our concerns and refuse this application.

This objection is submitted against planning application 260353 for 5 - 7 new homes. We strongly object to this application on the grounds that it will cause significant and unacceptable harm to the local environment and heritage assets, as well as impact the special character of the village of Hurst. The following items outlay this in more detail:

1. Harm to the Setting of Heritage Assets and Area of Special Character:

The proposed development site is located within an area of special character, and its development will irreparably damage the setting of several important heritage assets. The application fails to adequately demonstrate how the proposed development will mitigate the negative impact on the historic environment.

2. Previous Rejection and Unsuitability for Development:

This is not the first time development has been proposed for this site. A previous application was rejected in 2024 on the grounds that the site was not a suitable allocation for development. The reasons for this previous rejection remain valid and apply equally to this current proposal.

3. Impact on Grade II Listed Buildings:

The proposed development, particularly the introduction of new housing, will severely undermine the setting and significance of nearby Grade II listed buildings. The visual intrusion and potential for increased traffic and noise pollution will detract from the historic character and tranquil setting of these important heritage assets.

4. Vegetation Loss and Impact on Green Route Enhancement Area:

The proposed new entry road necessitates significant vegetation loss, directly impacting the designated Green Route Enhancement area. This loss of established vegetation will compromise the visual amenity, biodiversity, and ecological value of the area, contrary to local planning policies designed to protect and enhance green

spaces.

5. Relevance of Previous Refusals on Hogmore Lane:

A previous application was refused on Hogmore Lane in 1999. The reasons for refusal at that time, which included concerns about the size not being suitable for a normal infill site, the site would impact the semi-rural character, and development would be hugely visible and create an urban feel, remain highly relevant today and should be considered seriously in the assessment of this application.

6. Impact on Village Character and Views:

The proposed development will significantly alter the special character of the village and irrevocably damage the open views across the green fields. The introduction of new housing and associated infrastructure will disrupt the rural vista and erode

PLANNING REF : 260353

PROPERTY ADDRESS : 1 Wards Cross Cottages
: The Street, Hurst, Berkshire
: RG10 0DD

SUBMITTED BY : Miss Carole Loftus

DATE SUBMITTED : 23/02/2026

COMMENTS:

This objection is submitted against planning application 260353 for 5 - 7 new homes. We strongly object to this application on the grounds that it will cause significant and unacceptable harm to the local environment and heritage assets, as well as impact the special character of the village of Hurst. The following items outlay this in more detail:

1. Harm to the Setting of Heritage Assets and Area of Special Character:

The proposed development site is located within an area of special character, and its development will irreparably damage the setting of several important heritage assets. The application fails to adequately demonstrate how the proposed development will mitigate the negative impact on the historic environment.

2. Previous Rejection and Unsuitability for Development:

This is not the first time development has been proposed for this site. A previous application was rejected in 2024 on the grounds that the site was not a suitable allocation for development. The reasons for this previous rejection remain valid and apply equally to this current proposal.

3. Impact on Grade II Listed Buildings:

The proposed development, particularly the introduction of new housing, will severely undermine the setting and significance of nearby Grade II listed buildings. The visual intrusion and potential for increased traffic and noise pollution will detract from the historic character and tranquil setting of these important heritage assets.

4. Vegetation Loss and Impact on Green Route Enhancement Area:

The proposed new entry road necessitates significant vegetation loss, directly impacting the designated Green Route Enhancement area. This loss of established vegetation will compromise the visual amenity, biodiversity, and ecological value of the area, contrary to

local planning policies designed to protect and enhance green spaces.

5. Relevance of Previous Refusals on Hogmore Lane:

A previous application was refused on Hogmore Lane in 1999. The reasons for refusal at that time, which included concerns about the size not being suitable for a normal infill site, the site would impact the semi-rural character, and development would be hugely visible and create an urban feel, remain highly relevant today and should be considered seriously in the assessment of this application.

6. Impact on Village Character and Views:

The proposed development will significantly alter the special character of the village and irrevocably damage the open views across the green fields. The introduction of new housing and associated infrastructure will disrupt the rural vista and erode the visual amenity enjoyed by residents and visitors alike. This will fundamentally change the character of this cherished landscape.

7. Site Drainage and Flooding Concerns:

The site has a history of flooding and is known to have existing drainage issues. The proposed development, with its associated increase in impermeable surfaces, risks exacerbating these existing problems, potentially leading to increased flood risk for existing properties and causing environmental damage. The application fails to adequately address these concerns and provide a robust solution to manage surface water runoff.

8. Agricultural Land and Sustainable Land Use:

The proposed development would result in the loss of valuable the visual amenity enjoyed by residents and visitors alike. This will fundamentally change the character of this cherished landscape.

7. Site Drainage and Flooding Concerns:

The site has a history of flooding and is known to have existing drainage issues. The proposed development, with its associated increase in impermeable surfaces, risks exacerbating these existing problems, potentially leading to increased flood risk for existing properties and causing environmental damage. The application fails to adequately address these concerns and provide a robust solution to manage surface water runoff.

8. Agricultural Land and Sustainable Land Use:

The proposed development would result in the loss of valuable agricultural land. This land should be preserved for its agricultural potential, contributing to local food security and the long-term sustainability of the area. This development is not in accordance with principles of sustainable land use and contradicts policies aimed at protecting agricultural land.

Conclusion:

For the reasons outlined above, I strongly object to this planning application. We urge the Planning Authority to refuse permission for this development, as it will cause significant and irreversible harm to the setting of heritage assets, the special character of the village, the environment, and the local community. We request that

the Planning Authority give due consideration to our concerns and refuse this application.