

PLANNING REF : 261624
PROPERTY ADDRESS : West Hope
: Wards Cross, Hurst, Berks
: RG100DS
SUBMITTED BY : Mr Geoffrey Manning
DATE SUBMITTED : 23/07/2026

COMMENTS:

Dear Sirs

I wish to strongly object to this revised, slight of hand ,variation to an existing Appeal 6011047 which has yet to be determined by the Inspectorate. This variation is typical of the duplicitous previous applications submitted by Shorewood Homes, in the hope of obfuscation and the hope of getting some sort of permission to start building on various parts of the site without any details of what they propose to do with the remainder .

this field is outside the Development Limits on the Local Plan. It is too large a site to be considered as an Infill Site and contrary to all the WBC Policies, CP1, 9,&11. As long ago as 1999 the Inspector ruled the site as too large an area to be classified as "infill", Nothing has changed here.

Indeed the field has been identified on the old maps and remains and maintains its historic shape , ancient hedges and mature trees, These have been the subject of much investigation by previous inspectors. It is a pastoral site , devoid of any development or land improvement, and is indeed a joy to behold at any time of the year. Furthermore during the winter rains and inevitable flooding the cause of much local speculation as to how long the flood waters will remain. The hedgerows are of course the natural breeding ground for a great variety of wild life and natures food chain, which are further

enhanced by the phased grazing of the field by Dexter cattle and then sheep . The sheep of course being able to crop the grass to a lower level than cattle.

There are various older buildings bounding the site which give a very good picture of the local vernacular and thus the Hurst Area of Special Character. Any modern building would destroy this picture, no matter how much a developer was paid to produce a suitable modern building to fit in, it would still be a pastiche and thus destroy the valued landscape.

While there is no direct access to the field for the public, due to cattle grazing, this area abounds with bridle ways, footpaths, much used by walkers, riders and cyclists'. They do not come here to look at modern developments.

Now, a further note of the great bane of living in Hurst is flooding. This field floods every winter over a great extent of its area. There have over the years been various attempts by developers to arrange for dubious flood assessment's to be made, none of which have stood the very practical test of what to do with the flood water, But one thing we locals all know is that it runs off the field into the road system at Whistly Green and most years causes the road to closed by the

Police & WBC. Some how none of these so called experts surveys have ever picked up on this. Quite amazing how they can miss it.

So what does that say about the ill wisdom on building on such a field? Could b e the old land owners were always aware of this flooding and chose to build elsewhere.

As is usual with Shorewood's application's this area is not dealt with in a proper manner, just left hanging in the hope no one will notice. Well, we know and various inspectors have also picked up on

the impracticalities of leaving flood water to sort itself out by running off into someone else's field or the roads. Now the roads, should they not be under water are inadequate in size and maintenance.

the situation has worsened over the past few years with the major developments around the Wokingham area with major traffic trying to get parked in and around Twyford Train station. Every day there are parked cars between Hurst and the station, WBC do not have a grip of the situation and have no plans other than paint a few more double yellow lines on our already over burdened roads. There is no way to put a safe road access into this site, Hogmoor Lane is nothing more than a lane, it has a large ditch running down its length, which floods, it would require substantial civil engineering to bridge and would thus be another burden for WBC to maintain. Hogmoor Lane at either end is a nightmare to gain entry and egress to, there is no provision for a footpath, no street lights, and from bitter experience, unless you really have to use it, you don't. Previous inspectors have already ruled the unsuitability of any new access points into this field.

There is also the point missed by a previous expert witness on the traffic volume of the large amount of farm traffic along the A321, combine harvesters, very large tractors and trailers going to and from Hatch Gate Farm. All perfectly reasonable in a rural area, but they can cause a bit of traffic confusion, especially with people that move into this area from towns and cities that have only ever seen a "Chelsea Tractor".

This village can't take any more development that will bring more traffic.

There is also the lack of any 21st C infrastructure in the way of Doctors, dentists, vets, post office, shops, apart from a small village top up shop to be taken into consideration.

Gentlemen, this dubious slight of hand must fail.

G A Manning

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