

PLANNING REF : 253074
PROPERTY ADDRESS : West Hope
: Wards Cross, Hurst, Berks
: RG100DS
SUBMITTED BY : Mr Geoffrey Manning
DATE SUBMITTED : 15/01/2026

COMMENTS:

Dear Sirs

I strongly object to the Application on the undermentioned grounds. It is an ill conceived, poorly planned, designed to be built at minimal cost with no thought to the Hurst vernacular, get rich quick scheme.

The design is appalling, use of weather boarding across all of the houses is mor akin to a Second World War billet on an military camp. Unsuitable and aesthetically appalling. The proposed windows are equally out of character. There is variation in the design of any of these rabbit hutches.

Position is too close to everything that matters, it is evident the developers have no interest in the surrounding land, trees, hedges, school, village hall or existing houses. Just build as many houses as possible on a small site. Thus maximum profits.

Drains and flooding, developers do not seem to have used the latest requirements or indeed have followed the two recent failed applications in Hurst where flooding was a major concern. This field and the surrounding roads are prone to flooding every year.

Thames Water will not provide and adequate pumping station due to cost and the much maligned Hatch Gate drain is incapable of taking excess surface water away. The water table is high all the year round, yet the developers do not appear to have considered this.

Access is appalling, the site is bounded by Orchard Road with a width of 6ft and School Road/Tape Lane Junction, Tape Lane being access only and The Village Hall and School entrances . The suggestion of a car park is ill thought out, but bears all the hallmarks of a desperate hope that no one will catch onto the implications of, who actually owns it, who is responsible for its maintenance, who has the right to use it, the school, residents of said houses, anyone?. Not a

satisfactory arrangement. We suffer enough problems with casual parking in the village hall car park, I see this development as exacerbating the problem.

It appears the developers have no consideration for the eco care of the site, having recently sprayed the site in its entirety with glyphosate and materially changing the visual and usefulness of it. It is now unsuitable for the resident wildlife to live/ forage on the site.

So much for obeying rules ad guide lines on valuable sites.

I am further concerned by the lack of access exactly where the builders and their equipment will park during the year long construction process. We do not want them any where near the village hall, especially during daylight where we have many mothers and young children using the hall and play school and we certainly do not want builders entering the halls to use the toilets and kitchens. Should this unwanted ill conceived development take place WBC must enforce strict access requirements over the whole length of

the build and

ensure the two roads ,Orchard and School roads, are kept clear and clean, the schools and halls are not impeded in any way . This part of Hurst is already a bottleneck, subject to flooding and requiring daily access to the schools and halls.

Gentlemen , this application must fail the test and the developers must reinstate the areas they deliberately killed off with chemical spraying.

G A Manning

West Hope.