

PLANNING REF : 252934
PROPERTY ADDRESS : West Orchard
: Orchard Road, Hurst, Berkshire
: RG10 0SD
SUBMITTED BY : Mr David Hasler
DATE SUBMITTED : 09/02/2026

COMMENTS:

Please find the objections below that give a sound overview to reasoning to object to this development. These objections I agree with and illustrate well my feelings for objecting.

Unjustified Countryside Development

The site lies outside the defined settlement boundary and the proposal represents unjustified residential development in the countryside, contrary to the adopted spatial strategy.

The land is not allocated for housing, does not form part of the Council's Housing Land Supply, and performs an identified role in maintaining the open countryside setting along Lodge Road.

Limited Development Location

Hurst is a 'limited development location' and, as the Appeal Inspector for the proposed, neighbouring 99-house development stated, the limit for the borough has been more than exceeded and Hurst has contributed. The proposal does not meet any of the exception requirements.

Landscape and Settlement Separation Harm

The development would erode an important open countryside gap and harm the rural character and appearance of Lodge Road.

The site was previously found to contribute to the separation between the northern and southern parts of the settlement and to the rural approach along Lodge Road, a function that would be diminished by built development.

Conflict with the 2020 Appeal Decision on the same site

A Planning Inspector dismissed an appeal (APP/X0360/W/18/3194044) for a residential development of 5 houses on this site in January 2020, identifying intrinsic harms which have not been overcome by the current proposal.

The appeal Inspector concluded that development would be unacceptable even if the tilted balance applied, and the current scheme retains the same access, countryside incursion and spatial relationship with Lodge Road.

Flood Risk and Drainage Unsuitability

The proposal relies on mitigation within areas affected by fluvial and surface water flooding and fails to demonstrate that the development would be safe for its lifetime. The drainage plans are totally inadequate. Part of the plan proposes discharging treated effluent into the existing Hatchgate Ditch, which is blocked.

The Flood Risk Assessment confirms the presence of Flood Zone 2 - 90% of the site according to the updated Environment Agency flood

maps - and relies on surface water attenuation within areas known to flood, without clearly explaining how flooding would be controlled on the site or how safe access would be maintained during heavy rainfall.

Highway Safety and Collision Risk

The proposed access would introduce additional turning movements onto a 40mph rural road in a manner that increases collision risk and fails to demonstrate safe and suitable access for all users.

Despite meeting minimum visibility standards, the access would serve a residential cul-de-sac from a fast, semi-rural road where drivers do not expect frequent turning movements, increasing conflict with through traffic, cyclists and pedestrians.

Unsustainable Location

The site is poorly located in relation to services and public transport, resulting in heavy reliance on private vehicles.

The previous appeal decision concluded that the location is not accessible in sustainability terms, and the physical circumstances of walking routes, bus service frequency and rural road conditions have not materially changed.

Failure Under the Tilted Balance

Even allowing for the Council's housing land supply shortfall, the limited benefits of three dwellings do not outweigh the significant and enduring harms.

The provision of three market dwellings attracts limited weight, while the identified harms to countryside character, flood risk resilience, highway safety and sustainability remain site-specific and substantial.