

PLANNING REF : 252934  
PROPERTY ADDRESS : Grange Farm  
: Islandstone Lane, Hurst, Reading, Berkshire  
: RG10 0RJ  
SUBMITTED BY : Dr Michael Ewart  
DATE SUBMITTED : 03/02/2026

COMMENTS:

I strongly object to this application:

- 1) This is unjustified development of the countryside, the site lying outside the defined settlement boundary, contrary to the adopted spatial strategy. The land does not form part of the Council's Housing Land Supply and helps to maintain the open countryside setting along Lodge Road.
- 2) Hurst is a 'Limited development location' and the Appeal Inspector for the recently rejected 99 house development nearby stated that the limit for the borough had been exceeded and that Hurst had contributed to this.
- 3) The development would erode an important open countryside gap and harm the rural character and appearance of Lodge Road.
- 4) There was a similar planned development at this site which was rightly rejected by a Planning Inspector at appeal in 2020.
- 5) The site is prone to flooding being mostly in Flood Zone 2, a problem which is only going to worsen over the coming years.
- 6) This location is unsustainable in relation to services and public transport and the occupiers would depend on private car use.