

PLANNING REF : 260353
PROPERTY ADDRESS : Whistley Green Farmhouse
: Whistley Green, Reading
: RG10 0DU
SUBMITTED BY : Mr Edward Lunn
DATE SUBMITTED : 13/03/2026

COMMENTS:

The reasons for objection are:

The proposal would negatively affect multiple heritage assets, including Parkers Cottage, Bower Cottage, Elder Cottage, Wards Cross House, and other historic properties.

These buildings rely on their open, rural surroundings for their historic significance, which the development would permanently compromise.

An independent Planning Inspector in October 2025 found that any development here would cause significant harm to listed buildings, even with setbacks or landscaping.

Shifting dwellings to Hogmoor Lane merely spreads the impact and introduces a suburban layout incompatible with the historic rural character.

The current open fields form a vital pastoral context; new housing, access roads, and associated activity would irreversibly alter this landscape.

Elevated ground levels and the need to raise floors for flood protection would make the houses highly visible, dominating the historic setting.

Landscaping cannot realistically reduce the impact; it would take decades to establish, is outside the applicant's control, and has previously been rejected by Inspectors.

Flooding risk is considerable; local drainage already overflows, and the applicant provides insufficient evidence to show the development would not worsen it.

Located outside the settlement boundary with limited services and transport, the site would force heavy reliance on private vehicles, making it unsustainable.