

PLANNING REF : 260353
PROPERTY ADDRESS : West Hope
: Wards Cross, Hurst, Berks
: RG100DS
SUBMITTED BY : Mr Geoffrey Manning
DATE SUBMITTED : 24/02/2026

COMMENTS:

Good morning Gentlemen

With reference to the above unwanted planning application, I wish as in the past, to most strongly object.

Shorewood Homes have yet again re-submitted an unwanted re-hash of their previous failed applications. They seem to not understand that the previous Inspectors have rejected all of their previous much modified applications for this site. The current application leaves a lot of unanswered questions as to the extent of their bright ideas. The red lines showing the areas they propose to develop, half of which are in an area of the field never before approached upon. This leaves large areas outside of the red lines to the existing field boundaries with no indication of who will own these areas of land and assuming, on their passed record they will try and offload and offset the drainage problems to other field / property owners.

Previous Inspectors have rejected all of their dubious offerings in this area, the latest failure being rejected by Inspector T Burnham BA on 17th October 2025.

As Inspector Burnham says, there is a danger of mission creep by allowing part development of a field as is blatantly obvious in this latest appeal / application.

As the plans show, the only access will be from the existing field access and there are objections to that access with regards to splay and road safety. There is no indication as to how the remainder of the field outside of the red outlined areas would be granted and who would be responsible for such land, its maintenance and upkeep and we sit here today, drainage. The field as is usual at this time of year has a nice supply of standing water on it with nowhere for it to run to.

This application obviously falls into the same dubious areas that Shorewood Homes have used previously.

The site is outside of the Hurst settlement boundary in designated countryside. There would be significant impact on the nearby Grade II listed buildings / Hurst vernacular.

Previous Inspectors have not accepted in principle the development of this site.

As already stated, the proposed bellmouth / splay from Broadwater Lane into the site is within the Hurst Area of Special Character, following all and any losses, the site would require significant landscaping / re-vegetation in this section of the Green Route enhancement area.
Furthermore, access to the remaining grazing land would need to be

established. Previous applications and appeals to make multiple accesses to this field have all failed.

An Inspector dismissed an appeal in 1999 for 5 houses in Hogmoor Lane, the Inspector's decision is still relevant and carries the same weight today since there has been no change in Hogmoor Lane in this time. The frontage onto Hogmoor Lane is too large to be an "infill site" and because of the ground level, any development would be highly visible and create an urbanising effect.

The Hurst Area of Special Character, extends the length of Hogmoor Lane to Wards Cross, the Old Posting House all of which contain Grade II listed buildings. Hogmoor Lane has links to the footpaths and
bridle ways that attract walkers, cyclists and horse-riders to its natural beauty and is part of the designated River Loddon Circular Walking Route.

The site floods, we all know that and as we sit here in February 2026, it is flooded. Again. Now there's a surprise. Why would anybody wish to buy a house in an area which is designated to have recurrent
flooding and drainage issues. In the past Shorewood Homes have provided vague ideas of allowing flood water to drain into neighbouring fields and properties, which quite naturally every Inspector in the past have refused to accept and thus have rejected the previous applications and appeals.

It is difficult to see how overnight, the flooding situation has managed to change to a point where housing could be built on the site.

That brings me to the change of land use, this field has been used as grazing for a good many years. In the 26 years I have lived here, I have never seen that field under the plough but always used as grazing for cattle and sheep in rotation. Cattle first, then sheep as the grass levels got lower.

Hurst is a non-sustainable village. There are no Dr's, Dentists, Chemists, Vets, a Library. There is one small Primary School. There is sparse public transport. The nearest shopping centres are Twyford, Winnersh and Wokingham. All of which are outside the Government's walking distance to shopping guidelines.

A question, would you allow your partner to carry a week's shopping from any of those places, to a flooded muddy field development in Hurst?

No, I thought that might not be popular.

On a personal note, I have to undergo cancer treatment at Brands Bridge in Bracknell on a regular basis. Can anyone tell me how I can achieve this by using the available public transport. Impossible, a car is essential.

Foot access to the site would require crossing the busy Broadwater Lane to gain access to the pavement towards Wards Cross and Twyford.

Access to the village primary school would require parental

supervision along this busy and dangerous road.

In summary, the site is unsuitable for any sort of housing development and the application must be rejected.

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