

PLANNING REF : 260353
PROPERTY ADDRESS : Long Barn
: Hogmoor Lane, Hurst, Berkshire
: RG10 0DH
SUBMITTED BY : Mr Tony King
DATE SUBMITTED : 24/02/2026

COMMENTS:

I wish to object to planning application 260353 for the following reasons:

Hogmoor Lane and Broadwater Lane are outside the Hurst settlement boundary.

Hogmoor Lane is an ancient lane used by many walkers, Horse riders and cyclists and is a popular local amenity. It is part of the River Loddon walking route with spectacular open views across several fields towards Twyford.

Wards Cross House and The Old Posting House are Grade 11 listed buildings. The long barn next to the proposed development is an 85ft long timber barn, built at least 265 years ago, according to maps dating back to 1761, and as well as Munfin House, the house opposite to the proposed site, both are non designated heritage assets. This makes this site of specific heritage value to Hurst

In 1999 an appeal was dismissed on this site for 5 houses and, as nothing has changed since then, the refusal is still valid. The proposed plan defies belief in its design. A road running parallel with Hogmoor Lane (several feet above Hogmoor Lane) with houses raised up on stilts, to avoid flooding, in a field that, as I write, is flooded in several areas. People walking along this ancient lane would have the unbelievable sight of houses and cars towering above them.

As previously mentioned regarding Hogmoor Lane, flooding is also relevant to Broadwater Lane, the giveaway is in the name. This field is flooded for up to 4 months per year. Hogmoor Lane floods to several feet and has caused serious damaged to properties in 2023 The Enviroment Agency Flood Mapping in 2025 indicates a serious risk of flooding north of this site. This will be made much worse by unclear management of the site ownership ie roads and a possible attenuation pond which surely would have to be introduced, as in the p revious rejected plans by Shorewood Homes. This attenuation pond, if not maintained, will flood into Hogmoor Lane near the adjoining Poplar Lane which can flood to several feet at this point This field has been under considerable pressure for development over the years. It is commonly accepted that that when a planning application, in the form of Permission in Principle (PIP), is granted further applications will be made. So, in the end, a greater area of the field will be built on until all the agricultural fields between Hurst, Whistley Green and Twyford are gone and there will be no more gaps between settlements. Please consider all these very genuine facts and reject this planning application.