

Planning Reference 253074

Land adjacent to School Road and Orchard Road, Hurst (Willowmead Field) Application for Approval of Reserved Matters

Submitted by: Jean Dolinski

Address: 34 Martineau Lane, Hurst, RG10 0SF

Date: 18 January 2026

I wish to object to certain aspects of this reserved matters application as follows:

Flooding Concerns

As the Council are acutely aware, Hurst is susceptible to flooding. This has been highlighted by the recent s19 flood report, updating of the EA flood maps in March 2025, and lengthy discussions on the subject of flooding in the 2025 Lodge Road appeal inquiry. I trust that the applicant is aware of these matters, and has taken them into account in their drainage strategy. If not, then the application must be refused until such matters are satisfactorily resolved.

I would therefore expect the Council, as Lead Local Flood Authority, to scrutinise the applicants drainage strategy in great detail in order to ensure that the remainder of Hurst is not impacted by inadequate drainage of this site.

Homes Design

The design of houses chosen by the applicant is most definitely not “sympathetic to its setting” and does not complement the vernacular of Hurst at all. These houses will appear totally out of character with the rest of the village, a modern new housing estate in the middle of a traditional village, in stark contrast to everything around them. It is such a shame that more thought has not gone into providing Hurst with characterful properties that complement the village, rather than those which will clash with their surroundings. The applicant went to the trouble of detailing the local vernacular and then completely ignored everything that they found. What a complete and utter disappointment for the village, if this is what we are going to get. Developers tend to have a certain style and design that they stick to, which begs the question as to whether this developer has built this particular style of house elsewhere and has lazily tried to argue that it will fit in with Hurst. If it is within the Council’s powers then the applicant should be forced to rethink their design.

Construction Management Plan

I note that the estimated build time is 52 weeks. The Sawpit Road build took 18 months for 4 houses, therefore it is incomprehensible that the applicant expects 23 houses to be completed in 1 year. They also need to be very mindful of local disruption due to school drop off and pick up times. School Road is congested and impassable twice a day, add in a construction site next

door and it is a recipe for disaster. When Sawpit Road was being built there were contractor's vans parked all along Sawpit Road and into Martineau Lane. Where are the School Road contractors going to park their numerous vans? Orchard Road? Tape Lane? Sawpit Road? Martineau Lane? The Council should specify which local roads are out of bounds for site parking in order to minimise disruption for local residents. The CMP report is merely words - the practical disruption for locals will not be mitigated at all and the impact of a construction site in the middle of the village will be very real and very frustrating.

The CMP contains several errors as follows:

Page 6 Site Constraints - "The site sits within Flood Zone 2. Wrong, it does not.

Page 8 Proposed Works - "The dwellings will be a mixture of detached and semi-detached houses and 2 sets of flats". Wrong, there is only one block of flats.

Page 16 Routing of site traffic and access, paragraph 4 - "Collections and deliveries will be restricted to avoid impacting on the drop-off and pick up times for the John Bull Primary School". Wrong - the school is The St Nicholas Hurst Church of England Primary School, not the John Bull Primary School.

Page 25 Good Housekeeping - "Wheel washing facilities shall be located within the Collins Street entrance". Wrong - there is no road called Collins Street at this site.

Whilst these are only minor errors it is an example of a lazy cut and paste report with no attention to detail. The writer has used a report from a different project and failed to update it adequately and accurately.

Car Park

There is no detailed plan for the construction and long term maintenance of the car park, there is merely an undertaking to build it. The car park is an integral part of the development allowed by the Planning Inspector, therefore detailed plans should be forthcoming at this reserved matters stage. How will the car park be funded in the long term? Prospective householders of the site should be advised in advance if they are to be financially liable, via a management company, for future maintenance costs. It is a risk to local residents that the long term funding will by default fall to the Parish Council, thereby reducing funds available locally for other projects in the village. It is imperative that construction details and future funding plans are available to all potentially affected parties at an early stage, in order to provide clarity and eliminate uncertainty.

I request that WBC scrutinise the reserved matters application carefully to ensure that all matters of concern to local residents are dealt with appropriately.