

COMMENTS:

Land Adjacent to School Road and Orchard Road, Hurst - 253074

I OBJECT to this planning application.

There are 3 main reasons for rejecting the details provided in the plans for developing this meadow.

Design

While summarising the details of important village design elements, the proposed plans then simply ignore all them. The suggested layout, density, proximity to the busy School Road and style of the houses are all out of keeping with the immediate area and the village as a whole. Hurst is not Twyford (which is for some reason referenced), the blanket use of dark weather boarding, window frames, garages and doors does not reflect the variety of building styles along the road or elsewhere in the village.

Parking

The proposed car park details are all too vague and should not be allowed to slip until the majority of the houses are already occupied. There needs to be proper commitment as to who is responsible for managing and maintaining it, as well as who can use it. As with the rest of the development, there should not be any street lighting, to match the majority of the village which is a 'Dark Skies' area.

Drainage/Flooding

Over the last few years this meadow has regularly flooded and held water that would otherwise build up on Orchard Road, School Road, Sawpit Road and the bottom of Church Hill. The four houses recently built on Sawpit Road have already shown that simple SUDS options do not work in this area. The remedial work required to move rainwater from them into a nearby ditch puts even more pressure on the existing properties along Sawpit Road which have regular winter flooding problems including sewage overflow. The Broadwater Road pumping station that handles the village foul water has been insufficient for years and in 2024 was described as 'woefully inadequate' in a council flood investigation report. Adding another 23 properties upstream would be disastrous.

The applicant does not seem to be using the correct current information from either the Environment Agency or Wokingham Council which shows that there is now a 1 in 3-year risk of severe flooding.

PLANNING REF : 253074
PROPERTY ADDRESS : Tape Lane
: Hurst, Berkshire
: RG10 0DP
SUBMITTED BY : Mrs Louise Kendall
DATE SUBMITTED : 17/01/2026

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