

**Planning Ref: 260353**

**Submitted By:** Andrew Dolinski

**Address:** 34 Martineau Lane, Hurst, RG10 0SF

**Date:** 24 February 2026

**Land North of Broadwater Lane, RG10 0DS and West of Hogmoor Lane, Hurst, RG10 0DH. Permission in Principle (PiP) for the proposed erection of a maximum of 7 and a minimum of 5 dwellings including formation of an access from Broadwater Lane.**

The ink has barely dried from the recent Planning Inspectors dismissal of an appeal (application 240583) at this same location, and yet here we are again! Another unwanted, speculative planning application made on behalf of a local wealthy landowner and a developer, both of whom do not understand that **no means no**.

## **LETTER OF OBJECTION**

My wife and I have lived in Hurst for 24 years, and cherish the village for its character and pace of life. This application once again seeks to destroy Hurst whilst benefiting the wealth of the applicant.

I write **to object** to this planning application on the following grounds:

### **1. Development Limits**

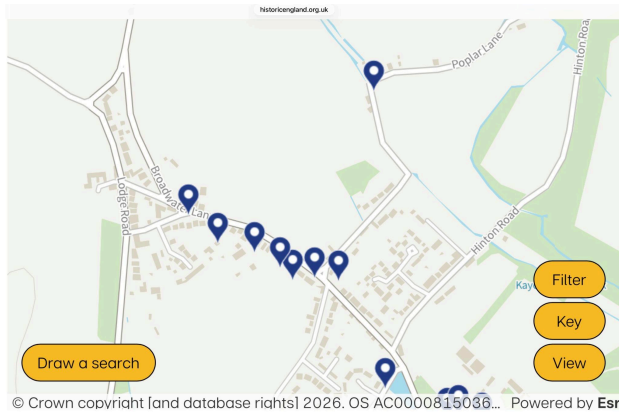
The proposed development falls **OUTSIDE** the development limit of Hurst, and none of the conditions of exemption under WBC core strategy CP11 have been met.

### **2. Sustainability**

Hurst is a semi-rural village with limited resources. There is only a small oversubscribed primary school, one small convenience shop, no post office, no bakery, no doctor, no dentist and no pharmacy. The local public transport services are proven to be poor and therefore there is already an over reliance on the use of cars. This proposed development will only add to that over reliance. There are no safe walking routes to services, especially to schools, doctors, dentists, railways etc. Cycling is not for the faint hearted given the busy roads. Hurst is not a sustainable location. Accordingly, this development does not comply with WBC core strategy CP6 and CP9.

### **3. Harm to Heritage Assets and Area of Special Character**

The proposed development is **adjacent** to a cluster of Grade II listed buildings and an Area of Special Character (ASC). The proposals do nothing to maintain, protect or enhance those listed buildings or the ASC. Indeed this new proposal seeks to locate new dwellings even closer to four Grade II listed properties (Wards Cross House, The Old Posting House, Elder Cottage and Parkers Cottage) than their previously dismissed proposal.



**Historic England Map showing the cluster of listed buildings adjacent to the proposed development**

The unique cluster of Grade II listed buildings along Broadwater Lane and Wards Cross is defined by their setting, a semi rural setting, with views into the open countryside from both Broadwater Lane and Hogmoor Lane. This PIP seeks to adversely change that setting forever. The applicant's commissioned Heritage Statement belittles the value of the setting of these Grade II listed buildings and is unsurprisingly biased in its conclusions.

The 2025 appeal Planning Inspector stated that the historic rural character of the site made a positive contribution to the setting and significance of the listed buildings, and that the presence of new dwellings would "significantly undermine" this. Contrast this with the biased view of the applicant's commissioned Heritage Statement.

#### **4. Loss of an Ancient Field and Environmental Damage**

The proposed development would result in the loss of an important ancient field, a bio diverse rural habitat in which all manner of flora and fauna cohabit and which adds to the semi rural aspect of Hurst. This agricultural land is a national asset, and an important part of this area's ecosystem and in turn the earth's ecology. There is no evidence that the village needs this development. What is needed is the protection of our ancient greenfield landscape which must not be lost to future generations.

The existing hedgerow and trees are most likely to be damaged by the development. It is inconceivable to believe that the erection of up to 7 dwellings and the provision of underground services will not do irreparable damage to the ancient root system and ecology of this bio diverse site.

#### **5. Strain on Existing Services and Flood Risk**

The proposed development is likely to add undue strain upon the existing services to the locality, namely water supply and sewerage, and being in an area known to be at risk of flooding, this proposed development will only increase that flood risk to the adjacent roads and neighbouring properties.

It is particularly disingenuous of the applicant not to have carried out a new site specific flood risk assessment. Instead they have lazily included a “Supplementary Statement of Flood Risk” originally prepared by Simpson TWS in 2025 to accompany the applicants appeal against the refusal of planning application 240583. The red line areas of the two applications differ and accordingly the submission of this document is disrespectful, and of limited value.

## 6. More to Follow

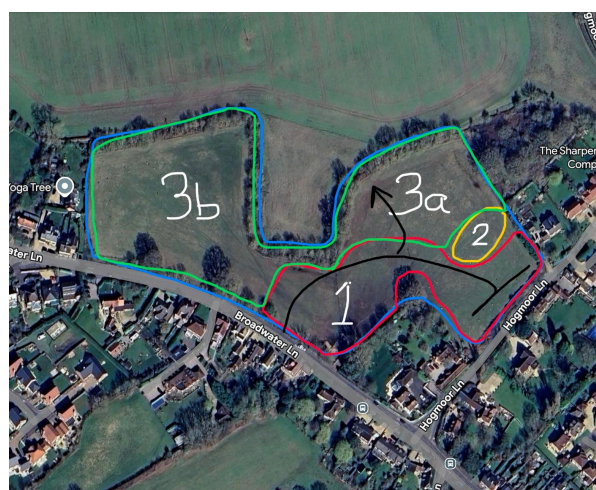
The applicant has sought to overcome the objections raised by the 2025 Planning Inspector (application 240583) ostensibly by shifting the ‘red line’ location of the proposed dwellings within a much larger site. Clearly the applicant is using the PiP as a “Trojan Horse” to enable them to pursue the development on a wider scale.



Satellite view of the field in which the PiP application is located.



The applicants proposed site layout plan showing encroachment upon Grade II listed buildings (Parker Cottage, Elder Cottage, Wards Cottage and The Old Posting House)



The field with the applicants “red line” proposal shown (#1), attenuation basin (#2) and two legacy plots (#3a and #3b).

It is incongruous to believe that the land owner has no development intentions in respect of the parcels of land (#3a and #3b) excluded from the PiP, yet contained within the same field.

Allow this planning application and further applications are sure to follow, with the threat of Hurst ever expanding to the north towards Twyford.

Not only is this an unwelcomed, speculative planning application, it is one which hides the true intentions of the land owner.

### **Summary and Conclusion**

In summary, I urge the council to maintain their position regarding planning applications which do not meet CP11, CP6 and CP9.

What the applicant is seeking via the simplified PiP route is an inappropriate attempt to overcome the objections made in a previous appeal decision (application 240583). No one is fooled by this.

Accordingly, I urge the council to **refuse this application**.