

PLANNING REF : 260353
PROPERTY ADDRESS : Stebbings
: Broadcommon Road, Hurst, Berkshire
: RG10 0RE
SUBMITTED BY : Mr Ray Clark
DATE SUBMITTED : 03/03/2026

COMMENTS:

I feel I need to add yet another name to the list of objectors to this application submitted by Shorewood Homes.

The same site was reviewed at the end of 2025. That proposed development was dismissed after a two day planning appeal. Yet here we are again going over a very similar if slightly scaled down version.

It's refusal in October 2025 was for a number of reasons. Have they been fully addressed in this new one? If my humble opinion "No". One of the reasons for the dismissal was and still should be, because of the heritage setting as it related to the neighbouring Grade 2 Listed buildings Parkers Cottage and Bowers Cottage. They haven't been demolished so this should still be a reason for dismissal.

Flooding in and around Hurst: All additional development in and around the village of Hurst removes more of the natural soak away land, making areas and homes more prone to flooding. The lanes around the village, notably Hogmoor Lane and Islandstone Lane used to flood around once every five years, now it's around five times every year. Don't remove nature's flood plain, it doesn't help anyone.

In addition, other key reasons for objecting are:

- * The site is outside the Hurst settlement boundary.
- * The site is in designated countryside.
- * Some of the site sits within the Hurst area of special character (AoSC).
- * The application refers to the WBC housing land supply issue. This is misleading at best as the new local plan is not adopted as yet and it does not include this site. The development of five to seven houses would make no significant contribution to any future plan and in my opinion has been included in the application to simply try and justify an unjustifiable application.

The land should remain in agricultural use.

The applicant is clearly looking for a monetary gain rather than any benefit to the village or its inhabitants. I can see little or in fact no justification for a development of this type.