

PLANNING REF : 260353
PROPERTY ADDRESS : Green End
: Tape Lane Hurst, Reading, Berkshire
: RG10 0DP
SUBMITTED BY : Mrs Jane Fiennes
DATE SUBMITTED : 03/03/2026

COMMENTS:

A recent appeal found against building on this site as it would have harmed the setting of at least two Grade 2 listed buildings and the Hurst Area of Special Character.

A few extra houses here will make virtually no difference to Wokingham's land supply but would seriously harm the character of the village. Also no affordable houses are included.

The proposed access to the site on to Broadwater Lane would incur great loss of vegetation and adversely affect the Green Route Enhancement Area. In addition the site is outside the settlement area.,

This is an area of known flood risk and there is no clear plan for flood mitigation measures and no assurance for an effective flood and drainage management scheme.

Previous appeals have highlighted the fact that Hurst is an unsustainable settlement with poor public transport and utilities. Everyone is car dependent and every extra house means two to three extra cars. The site access point is onto a busy road and all the additional movements on and off the site will make it more dangerous.

This planning request should be refused.