

PLANNING REF : 260353
PROPERTY ADDRESS : 1
: Aylesford Villas, Broadwater Lane, Reading
: RG10 0DT
SUBMITTED BY : Mr Guy Cutting
DATE SUBMITTED : 06/03/2026

COMMENTS:

I'm writing to object to PiP application 260353. I'm a resident of Hurst and have a number of issues with the proposed development. The flooding potential is significant here and there has been no mention by the developers of an effective drainage system that would combat the issue. The Hurst area of Special Character, with its characterful and period buildings, beautiful countryside views and general semi-rural feel would be negatively affected by any housing development on this site. A lot of walkers use the lane as a link to bridleways and footpaths - this aspect would be lost. The proposal would result in harm to the Green Route Enhancement Area by way of significant vegetation loss. There are quite simply not enough facilities in the village to sustain any further residents - a small village shop, an infrequent bus service, and just one small school. The 2024 planning application 240583 for 9 dwellings on nearby Broadwater Lane was recently refused and the appeal subsequently dismissed due to a number of reasons including the potential damage to the semi-rural aspect and the listed buildings in the area. There was also an attempt to develop on Hogmoor Lane in 1999 which was refused for the same reasons. In short, the site isn't suitable for development due in principal to the negative impact it would have on the much-treasured rural aspect of the village which is why we, as residents, chose to live here in the first place. The application should be refused.