

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

COMMENTS:

Dear Sir/Madam,

I am writing in reference to the PiP application 260353, Land North of Broadwater Lane and West of Hogmoor Lane.

This site was considered unsuitable for development in the emergent Wokingham Local Development plan in 2024, due to the negative impact the development would have on the setting of nearby Grade II listed buildings of historical significance. Nothing around the site has changed in terms of the type of houses and the rural setting, so there can be no reason to suppose that this development would be any more suitable than the last proposed. The inspector who undertook a survey of the site during the previous application stated that the historic rural nature of the site contributed to the setting of the listed buildings, but commented that the building of new houses would

'significantly undermine' this. During an appeal in 1999 that was refused, the section of Hogmoor Lane that is proposed for development today was termed too large (at 80-90m) to be characterised as a normal infill site. Again, nothing about Hogmoor Lane, a semi-rural lane, has changed since this decision.

The rural setting of the site also makes a positive contribution to the Hurst Area of Special Character, and provides not only beautiful rural views across green fields, but also links to footpaths and bridleways which are used frequently by walkers, cyclists, and riders. In addition to modern houses, another aspect which would detract from this Area of Special Character is the proposed access point on Broadwater Lane; at 15 metres wide, it would affect this section of the Green Route Enhancement Area.

Flooding is an ongoing concern in Broadwater Lane and Hogmoor Lane. Hogmoor Lane has repeatedly experienced flooding and drainage issues with a serious event as recent as 2023. Since we moved to Hurst in 2020, we have witnessed residents in the lane having to use sandbags to protect their properties in more than one year. A significant flood risk to the area immediately north of the site was identified by the Environment Agency in 2025. It makes no sense that development should be granted in areas where there is known high risk, and many previous instances, of flooding.

In general, the infrastructure, public transport and amenities in Hurst are not well developed enough for an increase in housing. It is difficult and sometimes dangerous to move around the village as a pedestrian, especially with a pushchair, something we have current experience of. This will not be mitigated by the arrival of large entryways and exits onto roads that already contain blind bends and in the case of Hogmoor Lane, no pavements. There is speed guidance for 30 miles an hour but there are no further speed management systems in the village and the result is that drivers passing through often go far faster than this. Cars are in frequent use all

around the area as the public transport is limited, both in frequency and destination.

For all of the reasons named above, I would like to object strongly to this PiP application. It is a variation on a theme, but I believe there are strong reasons against this application in the same way as against the previous one. It makes just as little sense to develop this new proposed area, and I hope very much that you will take my concerns into account.

Yours faithfully
Emily Cutting