

PLANNING REF : 260353
PROPERTY ADDRESS : The Geejays
: Broadwater Lane, Reading, Berks
: RG10 0DS
SUBMITTED BY : Mrs Anna Savage
DATE SUBMITTED : 07/03/2026

COMMENTS:

Planning application number 26053 Proposed development at Land North of Broadwater Lane and West of Hogmoor Lane, Hurst

I am writing to object to the above development for up to 7 new houses on this land in the heart of the village.

I have lived on Broadwater Lane for 17 years and my children have grown up in the village. We were made to feel welcome my people in the village straight away and have been heavily involved with local community events over the years such as the Hurst Show, Rocktoberfest, PTA and village society events. Hurst is a lovely place to live, and we appreciate the rural character and quietness of the village, and views from our property. I have set out a number of specific reasons for my objection to this development below.

1. Planning Reasons

The development is outside Hurst's settlement area and none of the Council's CP11 policy conditions are met to justify an exception. The site has consistently been found by WBC to be inappropriate for development. For example, the recent proposal (240583) for 9 houses adjacent to this site on Broadwater Lane was found to be not suitable for development and was dismissed on appeal in October 2025.

2. Increased car use and safety

There is no reasonable alternative travel to site than by car for families, so this will clearly result in additional car travel and entry straight onto Broadwater Lane which could pose safety risks, as people do not travel at 30 mph along this stretch of road. There are no proposed footpaths to encourage cycling or walking as part of this development and there is limited public transport (one bus that goes past every hour during weekday day times and limited other times). 3. Loss of habitat, wildlife and green space and rural amenity The development would result in a loss of the green gap between Twyford, Hurst and Wokingham and specifically a loss of the distinct settlements of Whistley Green, Wards Cross and Hurst. From our point of view, the current site makes a positive contribution to the setting and has views across green fields from our houses on Broadwater Lane, which would be lost.

The site is also an important wildlife corridor with an abundance of local wildlife habitats including a number of protected and priority species. The proposed development will therefore not increase or enhance the biodiversity of the site or wider area and there will be a loss of vegetation at the access point on Broadwater Lane.

4. Increased risk of flooding

The Thames Water sewerage pumping stations in Hurst are at full capacity. There are frequent occurrences of flooding in the village. Since we've lived here, there is often flooding in the fields and

sides Broadwater Road each year, with at least two severe instances where the pumping stations have failed. During these occasions, roads in Hurst were closed and properties affected by lack water or sewerage problems for several days on end. The development would like to increase pressure on the water infrastructure, therefore overwhelming the drainage network and causing flooding damage to existing and new homes.

I would be grateful if you could take my comments into account when determining this application.

Yours sincerely,

Anna Savage

The Geejays, Broadwater Lane, Hurst RG10 0DS