

PLANNING REF : 260353
PROPERTY ADDRESS : Parkers Cottage
: Hurst, Reading
: RG10 0DS
SUBMITTED BY : Mrs Emily Levy
DATE SUBMITTED : 07/03/2026

COMMENTS:

To whom it may concern,

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

I live in one of the nearby Grade II listed buildings of historical significance, the negative impact to which is one of the primary reasons for previous applications on this site being declined. We are in the process of sympathetically renovating the house to preserve its historical value and charm for future generations.

Given nothing

around the site has changed, there is no reason to believe that this proposed development would be any more suitable to the preservation of the historical aspect of our home and other listed properties nearby than previous, rejected proposals. 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 and commented that the building of new houses would 'significantly undermine' this. The elevation of the properties required to overcome flood challenges would also see the height and mass of the new properties dominate the scale of the old, listed houses.

In addition to the impact on local historical buildings, the bucolic nature setting of the site makes a significant positive contribution to the Hurst Area of Special Character and its residents, providing links to footpaths and bridleways which are used frequently by dog-walkers such as ourselves as well as cyclists and equestrian riders. The proposed access point on Broadwater Lane would be 15 metres wide, and have significant detrimental impact to the countryside feel of the road.

The development would also exacerbate existing risks of flooding on both Broadwater and Hogmoor Lanes. Were this PiP application approved, development would worsen the flooding for existing residents as well as subjecting potential new residents to the challenges of access if not of flooding their actual residences. The addition of new housing would also bring increased vehicular traffic, something the village is not well set up for with blind bends and no pavements on Hogmoor Lane and lastly which would have a negative impact to the wildlife in the area.

Overall I strongly object to this PiP application, nothing more than a tweak to previously submitted applications and sharing many of the same fundamental flaws.

Yours faithfully,
Emily Levy