PLANNING REF : 260353
PROPERTY ADDRESS : 2 Gloster Cottage
: Whistley Green, Reading, Berkshire
: RG10 0DY
SUBMITTED BY : Mr Stuart Gregory
DATE SUBMITTED : 07/03/2026

COMMENTS:
I am writing to formally object to the planning application for residential development on land north of Broadwater Lane and west of Hogmoor Lane, Hurst. This proposal represents an inappropriate intrusion into a sensitive location and fails to address the fundamental flaws identified in previous planning decisions.

Impact on Heritage Assets.

The application site is highly adjacent to several Grade II listed buildings, including Elder Cottage, Parker's Cottage, and Wards Cross House. These assets derive significant value from their open, rural, agricultural setting. The proposed introduction of modern housing, vehicle movements, and engineered roads would irreversibly erode this historic relationship.Furthermore, the development would intrude into the Hurst Area of Special Character (AOSC) and the surroundings of non-designated assets such as Long Barn and Munfin House. The
proposed linear frontage of closely spaced houses would introduce a suburban grain wholly out of keeping with the dispersed historic settlement pattern.

Consistent Flaws in Repeat Applications - all refused

This application fails to overcome the conclusions of the October 2025 appeal, which dismissed a similar proposal on this site. The Inspector previously established that:
1. The site's attributes contribute positively to the settings of surrounding listed buildings.
2. Development would cause harm toward the higher end of "less than substantial".
3. Harm would arise even if dwellings were set back or screened by landscaping.

The current proposal simply relocates the development footprint to Hogmoor Lane, thereby shifting the environmental and heritage impacts rather than mitigating them. Rebuttal evidence confirms that these impacts are inherent to the location and cannot be mitigated through layout changes. Additionally, the proposal threatens a significant historic settlement gap, risking the total removal of the open rural distinction between Hurst and Whistley Green.

Flood Risk

The proposal ignores known drainage problems and flood risks associated with the area. To mitigate this, the applicant proposes raising finished floor levels. This would result in dwellings sitting conspicuously above the lane, visually dominating neighbouring historic properties and intensifying the suburbanizing impact.

In sum, the scheme sits beyond the established village envelope on

land designated as inappropriate for development. It conflicts with National Planning Policy and Local Plan Policies TB21, TB24, and TB26. I urge the Council to maintain consistency with previous refusals and protect the historic environment of Hurst by rejecting this
application