

PLANNING REF : 260353
PROPERTY ADDRESS : Fledglings
: Whistley Green, Hurst, Berkshire
: RG10 0EE
SUBMITTED BY : Mrs Gemma Hood
DATE SUBMITTED : 07/03/2026

COMMENTS:

As a resident neighbouring the proposed development, we have previously and continue to object against 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 immediately adjacent to numerous Grade II listed buildings, including Elder Cottage, Parker's Cottage, Buttercups and Wards Cross House. These properties hold significant value from their open, rural and agricultural setting. The proposed introduction of modern housing, vehicular movements, and engineered roads would irreversibly eat into this historic bond. 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 environment wholly out of character with the dispersed historic settlement pattern.

Consistent Flaws in Repeat Applications - all refused

This application does not overcome the outcome 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 part of the previously refused development footprint to Hogmoor Lane, thereby shifting the environmental and heritage impacts rather than mitigating them. This has previously confirmed that these impacts are inherent to the location and simple layout changes will not change any significant impact a development would cause. Additionally, the proposal continues to threaten a significant historic settlement gap, risking the total removal of the open rural distinction between Hurst and Whistley Green.

Flood Risk

The proposal continues to ignore 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, dominating and being out of character with neighbouring historic properties and intensifying the suburbanizing impact.

To summarise; 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 and our fellow neighbours continue to urge the Council to maintain consistency with previous refusals and

protect the historic environment of Hurst by rejecting this application. Mrs G Hood