



4 March 2026

Dear WBC Planning Officers,

Re: Application Number: 260353 - Land North of Broadwater Lane, RG10 0DS and West of Hogmoor Lane, Hurst RG10 0DH

Description: Permission in Principle (PiP) Planning Application 260353 for the Proposed Erection of a Maximum of 7 and a Minimum of 5 dwellings including Formation of an Access from Broadwater Lane.

The Village Society **objects** to the PiP application due to;

- *Harm to Heritage assets*
- *Increased Flood risk to neighbouring properties and roads*
- *Unsustainable location*
- *Conflict with the proposed Local Plan Update*
- *Incorrect use of the PiP application process in a proven sensitive location*

The detailed reasons for objection are given below:

Harm to Hursts heritage assets. The applicant states in their application that their plan harms two Grade II listed buildings (Parkers Cottage and Bower Cottage), contrary to the National Planning Policy Framework (NPPF). However, the plan also affects Elder Cottage and Hunters Lodge/Wards Cross House both of which are Grade II listed, plus Munfin House in Hogmoor Lane, a non-designated Heritage Asset.

While WBC has a 2.5-years housing land supply, which falls short of the 5 years supply required of local councils, the 'presumption in favour of sustainable development' does not apply due to the harm to heritage and the unsustainability of the site. There are less harmful places in the Wokingham borough to build more sustainably.

Inadequately addresses flood risk. Updated surface water mapping by the Environment Agency (March 2025) shows increased risk of flooding on the site. WBCs Section 19 Flood Report from (March/April 2023) identified flooding of three properties in Hurst including one on Hogmoor Lane/Poplar Lane. The downstream ditch system along Hogmoor Lane frequently overflows, flooding the road. *The applicants Flood Risk Assessment dismisses any increased risk of flooding from the proposed development, while providing no evidence (ie. fluvial/fluvial modelling, and a ditch maintenance regime) to justify the dismissal.*

Unsustainability. The proposed development is located outside the recognised settlement boundary, on open farmland, but envelops existing heritage assets harming both the heritage assets and negatively impacting an established Area of Special Character (AOSC).

Since the previous appeal and refusal on this site, there have been no upgrades to public transport or to higher-order services (ie GP surgery, shops, schools, etc) meaning that all essential journey's will be made by car. There has been no noticeable increase in employment opportunities in the village, which means that travel to work outside the village will also be by car.

The **Local Plan Update** includes sites that WBC considers having potential for development, to meet required Housing Land Supply (HLS) numbers. The proposed site was originally included in the Local Plan Update (LPU) and was then removed after WBC re-evaluated its suitability. *The site's constraints—heritage, trees, flooding, valued landscape—made it unsuitable for development while less constrained sites were available. The LPU Part 2 hearings are due to start in March 2026 (this month), and there is little justification for bypassing the proposed sites with ad-hoc developments that will make negligible contribution to HLS and cause irreparable harm to the village aspect.*

Inappropriate Planning in Principle (PiP) application route. A PiP application process is intended for minor, low-risk applications where the principle of development can be established without any detailed design. This proposal is not low-risk, this site having been refused twice at appeal (three times if you include the refusal in Hogmoor Lane in 1999) by Government Inspectors, due to inappropriate development causing 'less than substantial' or medium level harm to local Designated Heritage Assets in the Hurst Area of Special Character. *This application route is inappropriate where design details are critical to heritage impact. The Council cannot properly assess whether harm is at the 'lower end' without seeing detailed designs, elevations, materials, and landscaping.*

New Hurst Village society urges WBC to refuse the application for the reasons given above, and specifically the PiP application route given that it intentionally separates the application for principle of development from detailed design parameters, which is inappropriate for this highly sensitive rural location.

Yours sincerely,

New Hurst Village Society

To: development.control@wokingham.gov.uk