
Interested party 1

Comments	This repropsoed development, is such a bad idea for several reasons. 1. Broadwater Lane and Hogmoor lane both already suffer from flooding after heavy rainfall, this scheme will further increase the problem. 2. Lack of pedestrian facilities on this estate will involve persons having to cross Broadwater road to access footpaths. 3.Seven Big Houses is not going to help those who require affordable Housing. 4. This Scheme will take away the rural feel to this side of the village, for no good reason. Close
Supporting documents	No documents

Interested party 2

Comments	I wish to strongly object to this appeal. This is yet another speculative application/appeal on land that is countryside outside the village settlement boundary. I objected to the previous application and appeal and my objections still stand. The land should remain as agricultural use. The semi-rural character of this part of the village would be adversely affected and there are issues with flooding, transport and amenities which make further development in the village unsustainable and this appeal should therefore be refused. Close
Supporting documents	No documents

Interested party 3

Comments	I DO NOT support this appeal. This site has had numerous applications submitted - three formally rejected by the local authority, and two of those also dismissed on appeal. This third application and it's appeal is an egregious waste of public money, is trying to overturn the local authority's clear and thoughtful rejection of the application by 'chipping away' at the planned design and process to do just enough to be granted approval. The use of a PiP application is a cynical abuse of the process - disingenuously keeping the site to look like it is just below the 1 hectare limit, ignoring the very real need to consider the wider flood plain and surrounding community issues. The local development plan has ruled out this land, and has set aside plenty of other land in the area to meet it's building needs. The proposal fails to enhance the historical and specific Hurst Area of Special Character, and attempts to circumvent national policies and local Design Guides and plans. There are four designated heritage assets which would be effectively isolated and marooned by the surrounding development, and the natural shared environment and public amenity of Hogmoor Lane utterly destroyed. The site proposes (once again) a further access point onto an already busy A321 with no consideration given to pedestrian walkways (there aren't any), increased danger of access to/egress from that site, which itself is a flood drainage area frequently flooded as drain water from the nearby River Loddon overflows. Please REJECT this appeal, and do whatever is in your power to stop further unwarranted and inappropriate applications being repeatedly attempted which would forever ruin this valuable local asset, increase the already significant strain on local amenities, such as school, shops and transport, and irrevocably damage known drainage and flood protection measures. Close
Supporting documents	No documents

Interested party 4

Comments	I wish to object to the plan to build 5-7 houses on land north of Broadwater Lane, Hurst due to the impact it would have on the rural landscape, the Area of Special Character and nearby listed buildings. In particular this is an area of land prone to flooding with a high water table, yet it appears to deliberately reduce the site to get round planning thresholds and has excluded flood attenuation to do so. I think building in an area of known flood risk should not be permitted without proper flood management. It is also outside the settlement limits and seems to go against many local policies. Access onto the busy A321 with an internal road is out of keeping with the local village character and there can be no path, so pedestrians will need to cross this busy road too. All in all, it is a strange uncalled for development, which will not provide the types of houses which are needed locally and should be refused. Close
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Supporting documents	No documents
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Interested party 5

Comments	I support this appeal against the permission in principle application (PiP) for the following reasons: 1. The plan has excluded essential drainage to reduce land area below 1 hectare to meet PiP requirements. However this drainage is essential given high groundwater and flood risk. 2. This land in Hurst is rural landscape that backs onto public footpaths which is part of the tranquil rural countryside associated with Hurst. 3. The plan has unsafe and unsuitable pedestrian access and also relies on an internal road running across agricultural land. This is entirely unsatisfactory. 4. The proposal would fail to conserve or enhance the setting for four heritage assets. 5. The location would not assimilate to the surrounding area. Close
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Supporting documents	No documents
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Interested party 6

Comments	I wish to give my support to the building of homes ref. 6011047 as it is a small and well designed plan and it will bring in much needed new blood into the area. The arguments against the homes being built on this site are nit picking and place Hurst in a fantasy light. Our bridle paths and footpaths are not easy to use as their upkeep and maintenance have dwindled and a right of way has now been denied to walkers across Hogmoor Farm garden. (Why?) This right of way used to make it possible to navigate entry into the fields even when the main path was muddy. Having new residents in the area will hopefully encourage house owners to have these old rights of ways reinstated. Once again, I support the building of these properties. Close
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Supporting documents	No documents
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Interested party 7

Comments

Dear Sirs

Yet again Shorewood Homes are making another unwanted application to build on this pastoral site in Hurst. As with their previous applications the proposed scheme is all over the place on field that floods for half the year. The proposed buildings are not affordable as starter homes and do not suit the Hurst vernacular.

I have attended all the previous public hearings and trust the inspectors of this application will take cognisance of my previous objections, as all the inspectors say, I only need to hear it once, thus I shall not repeat myself, but I do add a point or two.

The land owner, maybe a landowner but is not a land manager, recently the field was hayed and baled in the current conventional manner, however the 20 bales were placed between the stockproof fence and the ditch along Hogmoor Lane. This is contrary to various planning and farming practices and laws. Particularly so with the adjacent ditch, the apparent object of hiding the view of the land from the road. It is noted that some of the bales have damage to the plastic wrap, thus as the weather gets inside it will render them unsuitable as animal fodder.

The application once again fails in it's attempt to circumnavigate the flooding problem, by minute manipulation of the field area to be developed, but fails to mention the areas outside of its very precise 0.96 Ha. Who will be responsible for that area outside the red line? A burden on the council? They are ,as usual, relying on the water run off to be absorbed by other land owners and there is no such agreement in force so to do.

The age old problem of vehicular access has not been addressed and thus remain unacceptable on a road that is getting more congested every day with traffic to and from The Bell Foundry developments in Wokingham. further more car parking between Twyford Train station and Hurst is now a significant problem with , during weekdays a line of parked cars from Hurst to the station and little or no action by Twyford Council or Wokingham to resolve the situation. Well, apart from painting more double yellow lines to confound the parking problem.

All of my previous comments and verbal talk at the hearings remain as stated and agreed by the then various inspectors.

What will be the next dubious application from these people, an organic farm shop selling locally grown oranges, pineapples, coconuts etc, or a sick horse knackers yard. They beggar belief in their attempts to get something built on this old muddy field.

The application does not stand the test and must fail.

G. A. Manning

West Hope.

Hurst. [Close](#)

Supporting documents

No documents

Interested party 9

Comments

I have serious concerns about this development. My main objections are:

- 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.
- The village can ill afford the loss of the open views across the field and of this actively managed agricultural land.
- This development is alongside and opposite some of the more characterful properties in the village. The recent appeal decision for the 9-house development in the same area (240583) recognised this very clearly.
- The raised floor levels of the proposed houses clearly recognise the flood risk in the area. The application does not provide evidence that the development will avoid increasing risks to nearby properties.
- Only recently, a development of 9 houses in broadly the same location was refused at appeal for many reasons, including those given above.

I have lived in Hurst for over 40 years. It is vital for expansion to be sensitively handled, so that the village-feel is protected. [Close](#)

Supporting documents

No documents

Interested party 10

Comments

The area that this permission in principle (PiP) is being made for, is an area that has been subject to three refused applications and two dismissed appeals already.

My objections, already made are therefore the same today, but why are developers able to/ allowed to waste council time and resource, especially when a PiP is a limited and vague proposal deferring the crucial matters to another time - why?

This PiP is a high-handed, cynical approach by the developer and should be thrown out along with all the previous applications. [Close](#)

Supporting documents

No documents

Interested party 11

Comments

I object to this planning application. All my previous comments for development of this site remain valid. This site is remains unsuitable for development. This appeal should be dismissed for the following reasons:

1. The veteran trees would still be at risk as their roots would be damaged by any development.
 2. This is a high risk flood area. The site and neighbouring roads flood regularly as has been documented previously and in detail. Nothing has changed yet there is no flood and drainage management strategy included in the application which would be required by WBC.
 3. There is a single access road to the site off the A321 and no access from Hogmoor Lane to the proposed adjacent dwellings. This could cause a problems for emergency vehicle access and others. In addition, any pedestrian access to the site would entail crossing the busy A321.
 4. A modern housing development on this site, which is outside of the settlement area, would be completely out of keeping and highly detrimental to the rural character of Hurst, to the Hurst Area of Special Character and to the neighbouring heritage and Grade 11 listed buildings. This area is also part of the Haines Hill valued landscape.
 5. A PIP application is highly inappropriate for assessing the impact of proposed development of this very sensitive site and setting.
- This appeal should be dismissed as there is no justificaton for any development on this site, development which is contrary to local and national policies. [Close](#)

Supporting documents

No documents

Interested party 12

Comments

Dear Sir/Madam,

I object to this application on the following grounds:

These large modern houses would obliterate the views of the beautiful open countryside when viewed from Hogmoor Lane. These views stretch for over 800 yards and is an important part of the character of the village.

It also attracts numerous dog walkers, runners, cyclists and riders from far and wide.

This proposal would be contrary to local and national policies as it is unplanned development outside the settlement limits.

The flooding in and around Hogmoor Lane is well documented and this PIP application takes no account of where surplus water will go.

There is none allowed for in this site as it is under 1 hectare in size, yet any attenuation pond will need to be applied for separately which is deliberately trying to fool planners.

Contrary to local and national heritage policies, this proposal would fail to conserve the setting of four designated Grade 11 Listed Buildings located close to this site.

Thank you.

Frank Whittaker [Close](#)

Supporting documents

No documents

Interested party 13

Comments

I object to this development because:

Flooding here in the lane is already intolerable, forcing the road to be closed for long periods. No allowance has been made to alleviate surplus water dispersal and no drainage pond is contained in this plan.

The proposal fails to retain or add value to the traditional and historical special character of the Hurst Area of Special Character which goes against local and national policies, Wokingham Borough Design Guide and Character Assessment.

The views across this site are unusual and look over rural countryside and is part of Hurst's character and once replaced by modern houses this treasured historic look will be gone for evermore.

This site is unsuitable for PIP processes as it is limited to assessing only location, land use and the amount of development. All other matters are referred to at a later stage, ie attenuation pond to deal with excess water. It cannot assess the impact of the proposed scheme on this sensitive landscape that form part of an Area of Special Character.

Please reject this development proposal.

Sheila Whittaker [Close](#)

Supporting documents

No documents

Interested party 14

Comments

I object to this proposed development on this site. This is a rural site, adjacent to an area of special significance and has a heritage setting with Grade 2 listed properties.

Much debate has taken place on this field. It is not in the local plan.

It is for commercial gain and makes a negligible contribution to the WBC housing supply. The site should in my view be kept as a countryside location as it has been for centuries. [Close](#)

Supporting documents

No documents

Interested party 15

Comments

Historic buildings are among our country's greatest national assets this PiP is yards away from three listed buildings that do not have the foundations to deal with previously seen flooding and new houses will add more 'stress' to the existing flooding. The PiP with its complete lack of detail would therefore damage the character of Hurst's lanes which connect our community with a sense of pride and local identity. [Close](#)

Supporting documents

No documents

Interested party 16

Comments

Please reject this appeal;

1. The proposal represents unacceptable unplanned development outside the settlement limits within designated countryside and would be contrary to local and national policies.
2. Housing land supply: this scheme would make only minimal contribution to local needs
3. Hogmoor Lane is a pleasant, rural amenity leading to a network of footpaths and bridleways, attracting pedestrians, dog walkers, runners, and riders from the surrounding area and their enjoyment would be spoilt.
4. The scheme depends on an internal road to link the two development areas - this would be an intrusive incongruous feature, creating the impression of a separate modern housing estate imposed on a rural landscape.
5. The proposal would not retain the traditional special character of the Hurst area and would be contrary to local and national policies.
6. The proposal would not conserve or enhance the setting of four designated heritage assets in the form of grade 2 listed buildings. [Close](#)

Supporting documents

No documents

Interested party 17

Comments

I do not support this appeal for the following reasons:

1. This land has already been assessed and ruled out for housing in WBC's emerging Local Plan in 2024
2. This land is included in the Haines Hill valued Landscape
3. Large parts of the proposal is overlapping the Broadwater Lane site that already went through an application and a 2-day Public Hearing last year - and the Inspector dismissed the Appeal. This means that the site has seen 3 refused Applications and 2 dismissed Appeals, evidencing that the Planning Inspectorate, WBC and local people consider this land inappropriate for development.
4. Flood risk: This area has a known flood risk, and yet there is not an effective flood and drainage management scheme submitted or secured. In fact, the site has been reduced to 0.96 hectares (presumably to fall under the PiP threshold) and it excludes land essential to the scheme to deliver the flood and drainage strategy. This in itself should presumably render the PiP application inappropriate.
5. Limited/unsafe access: As no footway can be provided on the site side of the road all pedestrians accessing the site would be forced to cross A321 which is very busy
6. Preserving the local, historical, and special character of the Hurst Area of Special Character: This development would be contrary to local and national policies and the WBC Design Guide (and development outside settlement limits within designated countryside). It also fail to conserve or enhance the setting of four heritage assets in the form of Grade II listed buildings [Close](#)

Supporting documents

No documents

Interested party 18

Comments

I view with dismay that this developer has returned yet again with a proposal that is in essence the same as those that preceded it and which have been turned down including on appeal.

This site is outside of the area deemed suitable for development and would ruin the rural outlook of the centre and heritage of Hurst. While it currently applies to a small corner of the field it would clearly render the remainder unviable for agricultural use and set a precedent for new applications on the remaining portion. This infill would be the start of joining Hurst with Twyford which is already tenuous.

I have lived overlooking this site for 44 years and each winter any heavy period of rain sees standing water form which often persists for weeks. During these times Hogmoor Lane is invariably also affected by flooding.

The local planners do not consider the site viable for many reasons which have been thoroughly aired over the previous proposals and these have been endorsed by the appeal hearings by an independent Inspector.

The proposal would do nothing to address the real need for affordable housing and the local authority is not short of sites that are suitable.

I would like to vigorously object to the proposal which the local population and their authority planners do not want.

It is vital that villages can retain their own character and not be absorbed into a vast conurbation where only a roadside sign indicates where historic boundaries with the adjacent community lies. [Close](#)

Supporting documents

No documents

Interested party 19

Comments

I would strongly oppose this development as a village resident living on Wokingham Road. The A321 is already heavily used and speed restrictions commonly flouted. This would add to further traffic using the road and access to the main road would cause delays in the village. Also green space in the village has recently been lost to development in the centre of the village - School Road and any further loss will significantly change the rural nature of Hurst. [Close](#)

Supporting documents

No documents

Interested party 20

Comments

I wish to object to Appeal 6011047 for the following reasons

Hogmoor lane is a well used by walkers riders as it connects with footpaths and bridle ways. An attractive area with beautiful open views across fields a much needed amenity , with so many green spaces now being built on .A development here would destroy this .

This is also an unacceptable proposal in regard to frequent flooding issues in Hurst and in particular this area .

This proposal would spoil what is part of the rural character of Hurst ,a much loved village because its rural outlooks .

This land is totally unsuitable in this popular Area of specialCharacter [Close](#)

Supporting documents

No documents

Interested party 21

Comments	Planning Appeal 6011047 Land North of Broadwater Lane and West of Hogmoor Lane Hurst Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane. I strongly reiterate my objection to appeal 6011047 (planning application: 260353). Permission in principle is not suitable for this sensitive site. It seems a dubious attempt by the developers to gain permission on a technicality, despite the most recent application for this site being dismissed at appeal in October 2025. Hurst is a hotspot for flooding in Wokingham borough, with the application site being one of the worse affected areas This site lies outside the village envelope within countryside and has also been assessed as unsuitable for development in the emerging new WBC Local Plan Update. The road running through an open field between two developments is a strong, intentional indicator of future, incremental, or phased development. I have lived in the village for 20 years. Building here will be detrimental to the visual character of Hurst's Area of Special Character, the setting of several Grade II listed buildings, loss of agricultural land and wildlife. This is a speculative development purely for profit and is not necessary in Hurst, which has been identified as a minor settlement due to its poor infrastructure. Hurst has already exceeded its expected contribution to WBC's housing land supply. WBC refused this planning application on a number of grounds. I ask that the refusal is upheld and the appeal is dismissed. Thank you Close
Supporting documents	No documents

Interested party 22

Comments	I object to planning appeal 6011047 (application 260353)
	Following the dismissal at appeal in October 2025, it was confirmed this site is not suitable for development.
	The developer's application for PIP is inappropriate for this site and is a purely tactical move.
	It is obvious due to the road running between the two clusters of proposed houses that the developer is planning to develop this field incrementally.
	This development will destroy the rural character of the area. It is development of a greenfield site, which lies outside the village development limit in a countryside location and does not fit with the identity of the area. It is against WBC planning policy CP11.
	This field is currently used as farmland for grazing sheep and cattle and is classified as Best and Most Versatile. It is also an important wildlife corridor and is used by a variety of mammals and birds including rare species of bat.
	The access from the A321 which includes a large bell mouth will result in a significant loss of vegetation. Hogmoor lane is a quiet country lane enjoyed by walkers and horse riders and is not suitable for increased traffic.
	There are currently issues with flooding/sewage in this part of the village, which will be further exacerbated if this development is allowed.
	I have lived in Hurst for 20 years, it is a thriving community which does not have vital need for this development.
	I ask that WBC's refusal is upheld and this appeal is dismissed. Close
Supporting documents	No documents

Interested party 23

Comments	Failure to suitably assimilate into the established landscape and character of the surrounding area, and would fail to retain and enhance the traditional, historical, local and special character of the Village Centre (Hurst) Area of Special Character.
	In particular the continuous building threat to an area that is unique in having multiple tree types with tree protection orders on them remains a concern with one builder already [REDACTED] destroying a tree of this type.
	They will also be building in a flood plain area which will further cause stress on drainage in a village that uses sandbags to protect property in the rainy seasons. Close
Supporting documents	No documents

Interested party 24

Comments	Dear Sirs I have already written to object to application 260353 which was 'refused' and I write again with substantially the same objections as this attempt to secure permission is for substantially the same scheme. This renewed application is for a scheme that should be ruled unacceptable as it is for an unplanned development beyond the established development limits. The Borough's planners have long ruled that this 'site' is not suitable for building., and nothing has changed. The proposal is at odds with the long-established surrounding farm landscape and the character of re-purposed nearby farm buildings and village houses, some of which are listed. Hogmoor Lane itself is not an appropriate access road for new housing - it remains today as a single track ancient agricultural route serving farm traffic. Fundamental and over-riding practical difficulties include drainage problems and flood risk. Moreover the inadequate sustainability of the services available in Hurst itself has been cited as a fundamental reason for declining the many speculative housing schemes that have been floated in recent years and presently there are no proposals to mitigate this. The New Hurst Village Society has reminded us that this scheme is put forward as a PiP application and is therefore inappropriate for a development of this kind where details of the design would be critical. I respectfully request that you will be able to refuse this application. Yours faithfully John Vimpany Close
Supporting documents	No documents