

PLANNING REF : 252934
PROPERTY ADDRESS : Broadcommon Road
: Hurst
: RG10 0RG
SUBMITTED BY : Mrs Shannon Wilson
DATE SUBMITTED : 04/02/2026

COMMENTS:

Re: Planning application: 252934 Full application for the proposed erection of 3 no. detached dwellings with associated access, parking and landscaping and creation of a balancing pond

I wish to object to this planning application
The proposed development site lies outside the village envelope in an area of countryside.
This site provides a 'green gap' along Lodge Road and building here would cause harm to the rural character of the area.

Hurst is not a sustainable location - Services and facilities within Hurst are limited and the local bus service is not adequate to provide reliable transport to neighbouring towns. I have lived in the village for 19 years and I have relied on my car every day. The idea of walking or cycling to reach services further afield (including schools and places of work) is totally unrealistic and dangerous. Roads heading out of the village are unlit, fast country roads with twists and turns and no cycle paths and are prone to flooding. Pavements are narrow and do not run continuously through the village.

Hurst is designated by WBC as a 'limited development location' and Wokingham has already exceeded its quota including those built and planned in Hurst. Therefore, Hurst does not have a need for any further new homes to be built outside the development limit.

An appeal for residential development of five dwellings on this site was dismissed in January 2020 (APP/X0360/W/18/3194044). The inspector stated building on this site this would be unacceptable even if the tilted balance was applied.

I ask WBC to refuse this application

Thank you