



London
Magdalen House
148 Tooley Street
London
SE1 2TU
T: 020 7357 8000

Harrogate
Suite 19, 1 Cardale Park
Beckwith Head Road
Harrogate
HG3 1RY
T: 01423 502 115

Bristol
Runway East
1 Victoria Street
Bristol
BS1 6AA
T: 0117 214 1820

Newcastle
Merchant House
30 Cloth Market
Newcastle upon Tyne
NE1 1EE
T: 01423 502 115

Wokingham Borough Council
Development Management
Civic Offices, Shute End
Wokingham
RG40 1BN

08 August 2024

Our Ref: 23/7169

Dear Sir/Madam,

Outline Planning Application – Land east of Lodge Road, Hurst

We are pleased to submit this outline planning application on behalf of our client Mactaggart and Mickel Strategic Land (Mac Mic) at the land to the east of Lodge Road. The description of development is as follows.

Outline application for up to 99 new homes, green infrastructure, open space, pedestrian and cycle links, recreational facilities and other associated infrastructure and access points on Lodge Road and Tape Lane with required improvements (all matters reserved except access).

The Site has recent planning history, with an appealed application being dismissed at in 2023 for up to 200 dwellings and associated infrastructure. The Appeal was dismissed on several issues, but the main reasons comprised the location of the Site and the level of proposed development being unsustainable. The proposals were not considered to be suitable for Hurst at this quantum, but the Inspector did set out that some level of development may be appropriate if suitably justified.

This application therefore seeks to deliver less than half the amount of housing, reducing any perceived harm by more than half, but will also deliver a much larger package of benefits to help offset the perceived harm considerably. The raft of contributions that will be delivered alongside the development, include an above policy level of affordable housing and significant off site highways contributions, alongside further on-site delivery, detailed in this planning statement and supporting documents.

The application seeks to contribute significantly to the councils housing targets and help contribute to reducing the shortfall in the five-year housing land supply, which has not been resolved in over a year, with no progress towards a New Local Plan being made either. The application is supported by a comprehensive suite of supporting documents, which demonstrate that the development proposals are acceptable and address the concerns raised through the previous application.

Application Package

- Application Form and Fee
- Planning Statement (Planning Potential)

Managing Director
Helen Cuthbert

Directors
Stuart Slatter | Claire Temple | Alastair Close
Dan Templeton | Elliot Jones | Katie Turvey

Consultant
Lorna Byrne

Associate Directors
Heather Vickers | Sam Deegan | Niall Hanrahan | Rob Scadding | Paul Galgey

Associates
Charlotte Hunter | Charlotte Perry | Grace Beeby | Charlotte Parry | Jamie Pert
Sam Elliott | Katia Clarke | Will Rogers

www.planningpotential.co.uk

info@planningpotential.co.uk

Planning Potential is a Limited Company registered in England No. 5419507 | Registered Office: 35 Ballards Lane, London N3 1XW

- Site Location Plan (Mosaic)
- Parameters Plan (Mosaic)
- Illustrative Masterplan (Mosaic)
- Design and Access Statement (Mosaic)
- Character Area Statement (Mosaic)
- Transport Assessment (i-Transport)
- Framework Travel Plan (i-Transport)
- Arboricultural Assessment (Tyler Grange)
- Ecology Assessment (Tyler Grange)
- Biodiversity Net Gain Matrix (Tyler Grange)
- Drainage Strategy and Flood Risk Assessment and Drainage Plan (SLR)
- Landscape Visual Impact Assessment (Pegasus)
- Illustrative Landscape Strategy (Pegasus)
- Statement of Community Involvement (Connect)

We trust that the above suite of documents is sufficient for the validation of this application, and we look forward to confirmation shortly. The application fee of £30,755 has been paid via Planning Portal.

Yours sincerely,

A black rectangular box redacting the signature of Lewis Wrench.

Lewis Wrench

Planner MRTPI

Planning Potential

London