

PLANNING REF : 261624  
PROPERTY ADDRESS : Little Farm  
: Hogmoor Lane  
: RG10 0DH  
SUBMITTED BY : Mr Christopher Bowman  
DATE SUBMITTED : 30/07/2026

COMMENTS:

Planning Application 261624

I should like to object to this Permission in Principal application.

A PIP is meant for situations where development is likely to be straightforward.

The proposed development is outside the settlement limit of Hurst and is contrary to Policies CP1, CP9 and CP11. Previous history for this site and the arguments raised at appeal in previous applications, and now being challenged by the developer, would suggest that development is less than straightforward. On this point alone the PIP should be rejected as inappropriate.

The proposed site forms a substantial gap in the street scene and makes a significant contribution to the rural character of Hogmoor lane, offering views across open fields. The landowner has stored, on highways land and for the first time in the 35 years we have lived on the lane, a wall of black plastic wrapped "hay" bales, partially restricting the open views from the lane. As the bales are not securely wrapped, with torn plastic allowing access to the elements, they are unlikely to serve any purpose other than, in my opinion, to try to influence the planning process. In fact they provide an advance warning of how the proposed development would detract from the experience of those using the lane.

The applicant has included documents in the Application which do not refer to this site (Heritage Statement), but to a much larger site. There are also inconsistencies in the information provided relating to site access and the intended flood risk strategy. I believe this shows a slipshod approach and a complete disregard for accuracy. As they form a significant part of the Application, such errors should invalidate the request for PiP

I respectfully request that the PiP application be refused by Wokingham Borough Council