

PLANNING REF : 261825
PROPERTY ADDRESS : Down Cottage
: Tag Lane, Hare Hatch
: RG10 9SU
SUBMITTED BY : Ms Hilary Beavan
DATE SUBMITTED : 31/08/2026

COMMENTS:

I am writing to object to this application, primarily because the site is in the very small area of land in Wokingham borough which is designated as Green Belt. We have a duty of care to preserve this land for all the reasons it was initially created - to protect the character and natural environment of the area, to protect existing corridors and habitats for wildlife and to act as a brake on development which risks joining neighbouring built-up areas. The Green Belt in Wokingham is very tempting for developers, and I fear that allowing developments such as this - which don't obviously qualify for any planning exceptions - will become the thin end of the wedge. As I understand it the land was previously used for growing flowers and has some non-permanent and definitely non-residential structures which are the basis for a claim of "grey belt". Surely this would mean that any field or garden with sheds or polytunnels could be claimed as "grey belt" and be open to development? I also understand that previous applications have failed on this point and that the application does not comply with Wargrave Parish Council and Wokingham Borough's Green Belt guidelines. I therefore cannot see any justification for the resulting loss of and damage to the natural environment and local wildlife that the Green Belt stands to protect. Finally, as a resident of the adjoining road, I'd like to mention that these roads are narrow country lanes without pavements and we are applying for Quiet Lane designation to allow people to walk, cycle or ride horses in safety. Additional development, especially of substantial size, would clearly not contribute to the planned improvement for people using these lanes if this application is allowed.