

PLANNING REF: 261624

PROPERTY ADDRESS: Badgers Lodge, Hogmoor Lane, Hurst, Berkshire, RG10 0DH

SUBMITTED BY: Mr Martin Kearsley

DATE SUBMITTED: 19/07/2026

COMMENTS:

Once again, I write to challenge and request a **COMPLETE AND FINAL REJECTION** of the latest attempt to gain a modern housing development foothold into the field between Hogmoor Lane and the main A321 running between Hurst and Twyford. This is the latest in a seemingly never-ending series of applications from this gentleman - the last one of which (for 9 homes) has been rejected and is currently the subject of an appeal by him. The regularity and pace of unsuitable inappropriate applications (both in process - using the PIP format to try to undermine detailed examination of his plans, and in location - the same objections for the same reasons as with all the other applications still stand) seems to be specifically used to undermine the proper process, the acceptance of rulings by both council and appeal inspectors over many years, and the strong wishes of the community that he seems hell-bent on ignoring. There are numerous objection points I would like to raise, and I am grateful to local experts who eloquently capture the special character of this area that we wish to protect:

Hogmoor Lane and the field opposite is not an INFILL site

The proposal outside Hurst is in officially designated countryside. It is contrary to Policies CP1, CP9 and CP11. Shorewood's Application letter describes this as an infill site however it has a frontage length of 92 metres - clearly not just infill, but a whole new development. Together with creating a new entrance off Hogmoor Lane where one does NOT exist currently simply reinforces this point - there is no access to the field along the entire 92m stretch of this application. Previous planning inspector views (1999) have stated that the Site is too large to be termed a normal infill site.

With over 70 years of rejected applications in the record, it is clear that **REJECTION** is the result of consistent and well-argued positions regarding flooding, access, heritage protection, and the entire communities' strong desire to maintain an area of special importance and character.

Location and Heritage, Hogmoor Lane

There are numerous reasons why this proposal does not 'retain and enhance the traditional, historical, local and special character of the building or area and its setting' in direct contravention of Policies TB26 of the MDDL.

Hogmoor Lane appears on early 1760 mapping as an enclosure. Surrounded by several Listed and traditional buildings in the Lane including The Old Posting House, Wards Cross House and Long Barn, Munfin House and Little Farm with White Rose Cottage and Thatched Cottage in Poplar Lane, the ancient character of this area deserves proper protection from repeated, overlapping and egregious attempts at development for development's sake. The Council's own Heritage Consultant in his Appeal Statement noted that the Lane is very rural and verdant in character and that there is 'very much a feeling of being isolated and travelling along a historic route.'

The Application Site is important to the rural character of Hogmoor Lane because it is one of the key areas of open farmland that has remained unchanged and shaped the Lane for centuries.

The introduction of large houses of modern construction on the Application Site would fundamentally damage the historic character of the Lane. It would replace open land with modern suburban development; would interrupt rural views and erode the traditional agricultural setting.

The land of the Application Site is at least .5 metres above the Lane and it is planned that finished floor levels of the houses will have to be raised by a minimum of .15 metres. The new houses would dominate the area and overwhelm their traditional neighbours.

Location and Harm to the Setting of the Hurst Area of Special Character (AoSC)

The Hurst Area of Special Character (AoSC) is a locally designated area of heritage interest that includes several listed and historic buildings. The open field of the Application Site has remained unchanged since at least the 16th Century and forms an important part of the AoSC's wider rural setting.

The introduction of two large market houses along the Hogmoor Lane frontage would damage this rural setting. The historic outlook across open agricultural fields would be replaced by dominant built form and the quiet, agricultural landscape would be lost to modern suburban development.

The Council's Heritage Consultant in his Appeal Statement identifies the field as valuable open land that defines the AoSC's rural character. He states that any development here would harm the setting and significance of the AoSC, particularly the sensitive views from Broadwater Lane and Hogmoor Lane and would fail to preserve or enhance the area's traditional and historic character.

Location and Harm to the Setting of the Wards Cross House and Long Barn farmstead group

Wards Cross House is a 17th Century Grade II Listed building. Long Barn is classified as a Non-designated heritage asset. Together the two buildings provide evidence of a historic farmstead linked to the field of the Application Site.

The Council's Heritage Consultant states that 'introducing built form into the field would remove the agricultural context of this farmstead group and cause a significant level of harm to the listed building and Long Barn'.

Historic England guidance confirms that traditional farmstead groups are important as they are 'central to local distinctiveness and understanding rural landscape character.'

Location and Harm to the Setting of Munfin House

Munfin House is also a Non-designated heritage asset that was formed by the amalgamation of two 19th Century brick rural cottages. It sits directly opposite the open agricultural field of the Application Site and has close intervisibility with it.

The Council's Heritage Officer notes that Munfin House's historic form and materials make a positive contribution to the setting of the Hurst Area of Special Character.

The proposal replaces the open agricultural foreground with two large suburban dwellings that would overwhelm the setting of the house and irrevocably alter its character.

Location, Landscape Character, Valued Landscape and Hogmoor Lane

The Application Site and surrounding field are included within Haines Hill Valued Landscape. The Inspector at the 1999 Appeal stated that the Application Site made a significant contribution to the semi-rural character of the Lane and would be widely visible as a significant incursion into the relatively narrow belt of open land between Hurst and Twyford.

The introduction of 2 large houses of modern construction with associated domestic gardens, close-boarded fencing, vehicle movements and everyday residential activity would erode the rural tranquillity and irrevocably change the character of the Lane.

Location and Hogmoor Lane's Recreational Value

Hogmoor Lane leads onto a network of footpaths and bridleways and attracts walkers, runners, riders and cyclists from the surrounding area because of its recreational value. The WBC Landscape Officer noted that it is a narrow country lane that leads to the wider countryside and recreational routes. She also noted that the scenic quality in the views from Hogmoor Lane through the gap between Long Barn and Apple Tree Cottage are important to the recreational routes and footpaths from Hogmoor Lane

New houses would significantly reduce the recreational value of this stretch of Hogmoor Lane. The enjoyment of the route depends on its open, rural character. Families, children, elderly and more vulnerable people walk, cycle and ride along the Lane precisely because it feels quiet, green and historic and the open farmland of the Application Site is central to that experience. It provides long views, a sense of space and the feeling of moving through countryside rather than a built up area.

Location and Flooding and Drainage

The Applicant's Flood Risk Assessment by Calibro appears to be based on a desk top study only. The Applicant state that there will be swales and an attenuation basin as part of flood mitigation however these do not appear on the Site Layout Plan. The design of a flood mitigation scheme is decided at the TDC stage however an attenuation basin is required infrastructure and should be shown within the Site's Red Line Boundary at the PiP stage. It cannot be situated offsite for a PiP and so this Application is incomplete.

The Applicant's Flood Risk Assessment by Calibro contains several errors and omissions:-It states and shows the drainage ditch along Hogmoor Lane as being within the Site's Red Line boundary. It is external to the Site on Highways Land and not in the Applicant's control. It also proposes an access next to Apple Tree Cottage which is different from the Site Layout Plan and would require an internal road to connect the two properties.

It states in Paragraph 3.5.3 that 'There are no records of Hurst flooding due to groundwater listed in the WBC SFRA.' It has not properly assessed that the many of the culverts in the Lane are blocked

We have lived in Hogmoor Lane for 21 years and in that time have experienced several significant flooding events through Autumn and Winters here. The lane floods from the bend close to Poplar Lane, and backs up towards the main A321 when the culverts overflow, and in one memorable case, our neighbour canoed along the lane. In another incident, a car - trying to drive through the flooded lane, 'fell into' one of the culverts, blocking the lane and overturning. The field itself (into which this application would encroach) similarly floods.

Location and Safe Highway Access

The Applicant's Transport Note by iTransport appears to be based on a desktop study. It proposes an access onto Hogmoor Lane from the higher ground of the Application Site over a newly constructed culverted bridge.

Hogmoor Lane is a single-track rural lane with a width of between 3 to 3.5 metres at the Site. It is unlit with no passing points and no footway. The Inspector noted at the 1999 Appeal that pedestrians had to shelter in driveways when cars were passing.

The Y junction at the entrance from the Lane to the A321 is narrow with inadequate visibility splays and is hazardous for vehicles and pedestrians. Trying to turn right from the west facing exit is almost impossible due to poor visibility onto the A321 heading towards the Wokingham

direction, making exit from Hogmoor Lane only viably safe from the southerly facing exit - which is not suitable for two cars to pass. Increasing traffic into an already poorly laid out roadway is inviting danger and accidents. The Applicant's own Application 240583 provides data showing that the A321 has over 3000 traffic movements per day and the average speed is 36 mph which requires longer visibility splays, these cannot be achieved.

The Applicant's Transport Note proposes 3 solutions which are all unsatisfactory:

1. Leave the Y junction as it is with inadequate visibility splays
2. Remove the central grass triangle and redesign it - not practical as the grass triangle contains a 2.5 metre storm drain and electrical and fibre substations, the capital outlay would be huge.
- 3 Change the access priorities - this involves Highways assessments, permissions, public consultation and is not within the Applicant's control.

With so many issues to highlight the harm this (and any) development along Hogmoor Lane would cause, together with the long list of rejected, appealed and still rejected applications - for all the reasons highlighted in them - the strength of feeling of the local residents, the councils own findings, reviews, declarations and plans for development in more appropriate areas sufficient to meet the requirements laid upon them, please **REJECT** this further application, and any appeal that may come thereafter.