

PLANNING REF : 260353
PROPERTY ADDRESS : Badgers Lodge
: Hogmoor Lane, Hurst, Berkshire
: RG10 0DH
SUBMITTED BY : Mr Martin Kearsley
DATE SUBMITTED : 02/03/2026

COMMENTS:

REJECT this application.

The applicant has requested this inappropriate development using an inappropriate Permission in Principle (PiP) Application. PiP is a two-stage process normally used for small, straightforward developments such as brownfield or self-build sites where no detail is required as the impact of development is deemed low, or not cost-effective to pursue (small home enhancements), and finer details can be taken care of using normal Building Control approvals. PiP is a totally inappropriate form of Application for larger developments affecting larger sites, as it is non-binding, subject to almost complete change once granted, contains no detail about the many challenges at this site, and in this specific instance (particularly since a recent Appeal Decision found that development of the Site would harm the setting and significance of Grade II Listed buildings and the Hurst Area of Special Character) utterly disregards all previous applications, appeal findings, inspector reports etc. It is at best opportunistic, and at worst - a cynical procedural abuse showing total disregard for the very measures put in place to appropriately and fairly study, evaluate and decide on development applications.

Housing Lane Supply

Although the new Wokingham Local Plan is not yet adopted, it is at an advanced stage. The strategic sites contained within it are considered to be sound, and do not rely (or even benefit from) such opportunistic, speculative applications. A proposal for 5 to 7 homes will make a minimal contribution to the housing supply and does not include affordable housing to benefit local residents.

Key Objections to this Application:

1 Settlement Boundary: The proposed site is outside Hurst's settlement boundary in designated countryside. It is divided into two sections in Broadwater Lane and Hogmoor Lane connected by an internal access road running across a large open field. The effect of this new road parallel to Hogmoor Lane would be to isolate and 'hem-in' the drainage culvert running along Hogmoor Lane - whose sole purpose is to enable drainage into the area of natural drainage which would then disappear under these new houses. With no drainage management plan proposed in any form in this application, the frequent flooding affecting both Hogmoor Lane and Broadwater lane would simply get worse.

2 Harm to the Setting of Heritage Assets and Area of Special Character: The Broadwater Lane Site was not considered a suitable allocation for development in the emerging Wokingham Local Development Plan in 2024, a Planning Application for 9 dwellings (240583) was refused and a subsequent Appeal was dismissed as recently as October 2025. This new proposal includes the section of the Site where the Inspector found that development would have most

impact on the setting and significance of the nearby Grade II Listed buildings, particularly Parkers Cottage and Bower Cottage. The Inspector stated that the historic rural character of the Site made a positive contribution to the setting and significance of the listed buildings but that the presence of new houses would "significantly undermine" this, even taking further setbacks or landscaping into account. The Inspector therefore did not accept the principle of development on this Site.

3 Access: The proposed bell mouth access from Broadwater Lane into the Site would be 15 metres wide, it is situated within the Hurst Area of Special Character and would require significant vegetation loss

affecting this section of the Green Route Enhancement Area. There is also no pavement nor pedestrian access along that section of busy roadway between Hurst and Twyford.

4 Hogmoor Lane: A Planning Application for five houses in Hogmoor Lane was refused and the Appeal was dismissed in 1999. The Inspector's

decision is still relevant and carries weight today as the Lane has not changed since that time. He noted that the 80-90 metre length is too large to be termed a normal infill site, that the Site makes a significant contribution to the Lane's semi-rural character and that development would be highly visible and create an urbanising effect. The Site is well raised above the Lane and four large modern houses would visually dominate and overshadow their traditional neighbours.

5 Rural Amenity: The Hurst Area of Special Character extends to Long Barn and borders the Application Site in Hogmoor Lane. Wards Cross House and the Old Posting House are Grade II listed buildings; Long Barn and Munfin House are non-designated heritage assets. I am the owner of Badgers Lodge, which although not a listed home, is (together with Munfin House) likely to be the most affected home if this

development were approved - as the four houses facing Hogmoor Lane (being built at a higher elevation than the surrounding houses) will completely change the rural nature of the area. The Site makes a positive contribution to the setting of the Hurst Area of Special Character and provides spectacular views across green fields as far as Whistley Green. The historic Lane has links to footpaths and bridleways, providing a rural amenity that attracts walkers, cyclists, and riders from Hurst, Twyford and other areas, it is part of the River Loddon Circular Walking Route.

6 Flooding: The Site's area has been reduced to under 1 hectare by excluding the attenuation basin and flood mitigation measures from its Red Lines for the specific purpose of meeting the PiP Application threshold. Hogmoor Lane is known to have recurrent flooding and

drainage issues with the last serious event affecting residents in 2023. Environment Agency Flood Mapping in 2025 indicates a significant risk of flooding immediately north of the Site. Any development should be rejected in areas of known flood risk when essential mitigation measures are located off site and where there is a lack of clear ownership, management, and maintenance. This specific site has been the subject of many reviews, appeals and inspector

adjudications, and in all those discussions, the creation of an effective flood and drainage management scheme has never been satisfactorily achieved.

7 Change of Land Use. Historically there has been considerable pressure for development on this Site, which has always been refused

and the land has remained in agricultural use. This Application proposes to change a large section of the field into residential development. Granting an opportunistic Permission in Principle such as this, to develop part of a subdivided large, open field will make further incremental applications difficult to resist and can eventually result in the development of the entire field.

8 Local Amenities. With the relentless increase in housing throughout the local area, which is never supported by equivalent improvements in supporting infrastructure, pressure on existing facilities becomes insurmountable. A case in point is the dangerous increase in parking along the main road heading towards Twyford Railway Station, and the commensurate traffic build up along the main Hurst to Twyford Road - onto which this development will access), and it is plain that any increased building not specifically designated as part of the managed local plan will simply add further problems.

This PiP application should be REJECTED.