

PLANNING REF : 261624
PROPERTY ADDRESS : Fledglings
: Fledglings Whistley Green, Reading, Berkshire
: RG10 0EE
SUBMITTED BY : Mr Gordon Hood
DATE SUBMITTED : 31/07/2026

COMMENTS:

SUBJECT: FORMAL OBJECTION to Planning Application Reference: 261624

Site Address: Land off Hogmoor Lane

Proposal: Permission in Principle (PIP) for Residential

Development

Dear Planning Officer,
I am writing as a local resident Whistley Green, where our property is opposite the field at A321 Broadwater Lane/Hogmoor Lane, to formally object to planning application 261624 on Hogmoor Lane. We have observed a pattern of quickfire applications on this site over a significant period of time, with the potential area of development being carved into ever-smaller chunks. This piecemeal approach appears to be an attempt to gain a foothold on the land to bypass the stricter thresholds required for larger sites, ultimately leading to the full development of the field. I urge Wokingham Borough Council to look at the cumulative impact of these submissions and refuse this application, just as previous attempts (and appeals) have been rejected.

I request that this application be refused based on the following material planning considerations:

1. The Proposal is Not an "Infill" Development and Violates Precedent This site cannot be classified as an infill plot. There is a substantial gap of almost 100 metres between the existing properties, which is an open, rural gap rather than a small gap in an otherwise continuous built-up frontage. This fact is supported by planning history: at the 1999 application rejection, the Planning Inspector explicitly stated that this gap is too large to be considered infill. There has been no change in the physical layout of the area since that decision to justify reversing this stance.

2. Overbearing Impact and Threat to Heritage Assets (Grade II Listed Building)

The topography of Hogmoor Lane introduces severe issues. Any building erected here will have a severely overbearing, dominant, and oppressive impact on neighbouring properties. Because this application seeks Permission in Principle (PIP), the Council has zero guarantees regarding design, layout, or materials. This lack of control poses a direct risk to the setting of the nearby Grade II Listed Building, as a PIP provides no legal mechanism to ensure the houses will seamlessly blend with the sensitive, historic character of the existing local architecture.

3. Severe Flood Risk, Inadequate Drainage, and Boundary Issues

Hogmoor Lane, like the A321 Broadwater Lane outside our own home, suffers from severe drainage issues and regularly floods, becoming entirely impassable at frequent . Developing this field will replace natural, absorbent ground with impermeable surfaces, drastically worsening surface water runoff. Furthermore, the essential drainage ditch required to mitigate local surface water is outside the proposed site boundary as indicated on the application drawings, meaning the applicant has no control over the land required to

prevent increased flooding to Hogmoor Lane and adjacent properties.

4. Hazardous Highways Access on a Single-Track Lane

Hogmoor Lane is a quiet, highly restricted single-track lane entirely unsuited to increased traffic. The proposed entrance is inherently hazardous. While the applicant suggests that the "Y-turn" junction can be redesigned, the submission fails to state who would undertake or fund this work. More importantly, the island at this junction contains a storm drain and an electrical/fibre substation. Relocating or altering this critical utility infrastructure would be highly complex, cost-prohibitive, and would cause immense disruption to the local community, making the proposed highways mitigation entirely unfeasible.

Conclusion

The proposed development fails to respect the site's topography, threatens the setting of a listed building, worsens an active flood risk zone, and proposes unviable highway modifications on a single-track lane.

I respectfully urge Wokingham Borough Council to uphold its previous planning positions and refuse planning permission for the application. If this application is referred to the Planning Committee, I request the opportunity to speak to reinforce these objections.

Yours sincerely,
Gordon Hood