

PLANNING REF : 261624
PROPERTY ADDRESS : Fledglings
: Whistley Green Whistley Green, Reading, Berkshire
: RG10 0EE
SUBMITTED BY : Mrs Gemma 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,

As a local resident of Whistley Green living directly opposite the field north of A321 Broadwater Lane and Hogmoor Lane, I am writing to strongly object to application 261624.

Over a significant period, we have watched a continuous stream of rapid, back-to-back applications targeting this specific land. The applicant is systematically breaking the area down into smaller, fragmented sections. This piecemeal strategy is a clear attempt to establish a development foothold on the field while avoiding the more stringent regulations applied to larger sites. I urge Wokingham Borough Council to evaluate the cumulative impact of these repeated attempts and reject this application, mirroring the previous refusals and dismissed appeals.

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

1. The Site Completely Fails to Qualify as Infill Development

This plot cannot be classified as an infill site. The gap between the existing homes spans nearly 100 metres; it is a substantial, open rural break in the landscape, not a small gap within an established, continuous built-up boundary. This fact is firmly cemented in the site's planning history. During the 1999 application refusal, the

Planning Inspector explicitly determined that a gap of this size is far too wide to be considered infill. The physical layout of the area remains unchanged since that ruling, meaning there is no planning justification to reverse that precedent.

2. Visual Intrusion, Overbearing Massing, and Risk to Protected Heritage

The specific topography of Hogmoor Lane presents major constraints. Any residential structure built on this elevated terrain will exert a highly dominant, oppressive, and overbearing presence on the surrounding properties. Furthermore, because this is a Permission in Principle (PIP) application, the Council is being asked to grant approval without any binding controls over design, layout, or materials. This lack of structural certainty poses a severe and direct threat to the setting of the nearby Grade II Listed Building, as a PIP lacks the legal mechanisms required to guarantee that the final build will harmonise with the area's sensitive, historic architecture. 3. Severe Flood Vulnerability, Lack of Drainage, and Boundary Control

Issues

Hogmoor Lane suffers from severe, chronic drainage failures and regularly becomes entirely impassable due to flooding a serious issue we also experience frequently on the A321 Broadwater Lane right

outside our own home. Replacing this natural, absorbent field with roofs and hardstanding will drastically accelerate surface water runoff. Crucially, the application provides no viable drainage

strategy. The essential drainage ditch needed to manage this water sits entirely outside the proposed site boundary on the application drawings, meaning the applicant has no legal control over the land necessary to mitigate these severe flooding risks.

4. Dangerous Highway Access and Infrastructure Constraints on a Single-Track Road

Hogmoor Lane is a highly restricted, quiet single-track lane that is completely incapable of safely absorbing additional vehicular traffic. The proposed site entrance is inherently hazardous. While the

applicant's submission suggests the "Y-turn" junction could be redesigned, it completely fails to clarify who would take responsibility for or fund these works. Furthermore, the island at this exact junction houses critical infrastructure, including a storm drain and an electrical/fibre substation. Relocating or altering these public utilities would be immensely disruptive, complex, and cost-prohibitive, rendering the proposed highway mitigation entirely unworkable.

Conclusion

This application represents an inappropriate development that ignores local topography, endangers the setting of a listed building, exacerbates a severe, active local flood risk, and relies on an impossible highway redesign.

I respectfully urge Wokingham Borough Council to maintain its long-standing planning stance for this field and refuse permission for application 261624. Should this application proceed to the Planning Committee, I formally request the opportunity to speak in order to reinforce these objections.

Yours sincerely,

Gemma Hood