

PLANNING REF : 260353
PROPERTY ADDRESS : Martineau Lane
: Hurst, Berkshire
: RG100SF
SUBMITTED BY : Mr Michael Thomson
DATE SUBMITTED : 23/02/2026

COMMENTS:

Wokingham Borough Council (WBC) Planning Application no 260353, land North of Broadwater Lane Hurst to build a maximum of 7 and a minimum of 5 dwellings.

I am writing to register my strong OBJECTION to this planning application.

This site is outside of the current Hurst Development Limits and those limits should be strictly enforced by WBC.

The Broadwater Lane site was not considered suitable for development as part of the Wokingham Local Development plan in 2024 and a previous planning proposal was refused and dismissed at an appeal. The appeal inspector made particular reference as to how the dwellings would adversely affect the setting and significance of the existing listed buildings that form part of the historic rural character of this part of Hurst. The developer has tried to reduce this impact by proposing fewer properties and more screening but this does not reduce the impact the inspector identified and I believe his assessment remains relevant to this application.

A considerable area of existing natural and long-established hedgerow will have to be removed to create the entrance to the development that will adversely affecting the bio-diversity of this site.

This site is part of the "Hurst Area of Special Character" that should be protected. There is no point in WBC designating areas to be protected to retain the "Village" feel of Hurst if those policies are not defended against opportunistic developers.

Flooding is still a serious issue in this part of Hurst as identified in the Environment Agency Flood map updated less than 12 months ago indicating a significant flood risk in this area. Dwellings should not be built in such high-risk areas.

The inspector's comments in the dismissal at appeal to building 5 houses in Hogmoor Lane in 1999 still stand today.

This proposal, if approved, would leave open the potential to return to extend this development across the land that formed the original application running west back along Broadwater Lane towards Twyford.

This site is typical of many in Hurst that consists of land always used for farming and never impacted by human intervention. It will have a high naturally created bio-diversity that cannot be replicated with some fanciful proposed planting agenda.

Although WBC's current land supply does leave it vulnerable to speculative developers at the moment, the new Local Plan is well

advanced and the strategic sites proposed appear to have been considered to be sound, without this location.

There is no need to build on good natural habitat that forms part of the value of the village of Hurst.

As detailed in the appeal hearing in 2025 for the Land to the East of Lodge Road, WBC, have a significant bank of sites already earmarked and meeting all their policy requirements to fulfil their future housing needs, without having to entertain speculative developments.

I strongly OBJECT to this proposal and ask WBC to the enforcement their planning policies and dismiss this speculative application.