

Permission in Principle Application 261624

Land West of Hogmoor Lane, Hurst

Permission in principle application for the proposed erection of a maximum of 2 no. dwellings (or a minimum of 1 no. dwellings) including formation of an access from Hogmoor Lane

Submitted by: Jean Dolinski

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Letter of Objection - 30 July 2026

I wish to strongly object to this further planning application on what is effectively the same site as has been the subject of previously refused applications.

This application appears to have been rushed. Some of the submitted reports are not even relevant to this particular application - the Heritage Report (dated January 2026) and the Arboricultural Implications Report (dated February 2026) were both prepared in respect of PIP application 260353. This is a new, updated and different application which should warrant new or updated reports. The Flood Risk Assessment appears to be a desk based assessment which bears no resemblance to the reality of flooding in Hurst, specifically that which has occurred in Hogmoor Lane in recent years. It makes no reference at all to the WBC s19 flood report.

The appeal against the refusal of application 260353 has not even been decided by the Planning Inspector yet and the residents of Hurst are being subjected to yet another application. The applicant is playing the system, with a clear intention to wear down both the Council and the local residents until they get what they want. Perhaps with the Local Plan progressing, and the WBC 5 year housing land supply set to dramatically improve, the applicant considers that this is a last throw of the dice.

The application should be refused for the following reasons:

- It is not a logical "infill" site, it is an open greenfield site offering pastoral views of open countryside
- It is outside of development limits
- Hurst is an unsustainable location and residents of this site will be reliant on private cars
- The site is directly adjacent to the Hurst Area of Special Character and the proposed large houses will have a modernising and urbanising effect
- There will be a loss of best and most versatile agricultural land
- Development of this site will lead to future attempts to develop the wider site originally being pursued, and future development will be more difficult to refuse
- Delivery of two houses will have a negligible effect on housing targets
- There is no contribution to affordable housing

- Flooding in Hogmoor Lane is an issue which has not been fully addressed in the submitted flooding report, therefore it cannot be concluded at the PiP stage that the site is suitable for development
- The development is unplanned and is contrary to the spatial objectives of the development plan

Conclusion

The applicant states that "This application should be approved". It should not be approved for all of the reasons that many Hurst residents have quite eloquently set out in the numerous objections already submitted. I concur with all objections already submitted. The only benefit of this development is an addition of two houses towards WBC housing targets. The numerous harms of the scheme outweigh this one and only benefit. The PiP application should therefore be refused.