

Interested party 45

Comments

This application is to build on land outside the area approved for future development. It would bring a group of modern housing, out of character with adjacent properties, and be an eyesore in the rural environment of Hurst which it would damage. Moreover it is next to land prone to regular flooding, a major problem which cannot be avoided. The appeal, like its predecessors, should be refused. [Close](#)

Supporting documents

No documents

Interested party 46

Comments

I am writing to object to the Planning Appeal 6011047, Land North of Broadwater Lane and West of Hogmoor Lane, Hurst.

The previous application 240583 was refused, and the recent PIP does not address our key concerns, which remain as follows:

The proposed development/housing is not in keeping with the local character or history of properties in the direct vicinity, e.g. there are listed properties and historic buildings on the immediate roads/area. There will be a major negative impact, highly visible, and will not add to the overall quality of the area, nor be sympathetic to the local character and history. It is very important to retain the countryside character and not mar the area with inappropriate/landscaped development.

We live just along from the proposed development on Wards Cross A321 and remain very concerned about the impact on traffic and pedestrian safety with the proposed access point into the development. The A321 is narrow, and cars often speed, and there is no place for turning or parking, and there is limited visibility on that stretch of road. Proposed access to the proposed development on the A321 will exacerbate the safety issues. Hogmoor Lane is an extremely narrow rural lane linking to bridleways and walking, so cannot be considered a realistic additional access point.

Flooding and drainage also remain a huge concern. There is significant standing water in our surrounding fields and the land site subject to appeal. No flooding or drainage strategy or land to support flood management is contained within the appeal. Flooding is a common problem every year, with local flooding in the direct vicinity of the site. If any land is needed for drainage to attempt to manage flooding, then the site plan of 0.96 hectares would increase above the 1-hectare PIP process threshold.

The council officers' reasons for refusal in relation to the location and amount of development remain unchanged in that,

The development represents unacceptable, unplanned development outside settlement limits, within designated countryside and would be contrary to local and national policies. It would fail to assimilate with the established landscape and character of the surrounding area and fail to retain the traditional, historical, local and special character of the Hurst Area of Special Character. [Close](#)

Supporting documents

No documents

Interested party 47

Comments

I am writing to object to the Planning appeal 6011047 for the Land North of Broadwater Lane, RG10 ODS and West of Hogmoor Lane Hurst RG10 ODH.

The development being proposed is on designated countryside outside of the settlement boundary of Hurst and is contrary to Wokingham Borough Council Core Strategy Policy CP11. The previous application 240583 was refused, and the recent PIP does not address the concerns.

The proposed development/housing is not in keeping with the local character or history of properties in the direct vicinity, e.g. there are listed properties and historic buildings on the immediate roads/area. There will be a major negative impact, highly visible, and will not add to the overall quality of the area, nor be sympathetic to the local character and history. It is very important to retain the countryside character and not mar the area with inappropriate/landscaped development.

The impact on the wildlife from this proposed development is hugely worrying. At a time when every effort must be made to support and sustain nature, natural habitats and the safety of wildlife, this development will be completely detrimental. We often see wildlife in our surroundings, including on this proposed development field.

The council has a two and a half year housing land supply, and the new local plan is at an advanced stage with strategic sites to shortly provide a secure supply. Five to seven market houses with no affordable homes is a drop in the ocean contribution to local needs in an area with minimal infrastructure. It cannot be justified to develop on a sensitive site when further strategic housing supply is so close to realisation in the local plan.

Flooding and drainage also remain major issues. The fields around our house flood every year, and the appeal site, Hogmoor Lane, and the A321 road frontage of the site also flood every year.

Please refuse this appeal. [Close](#)

Supporting documents

No documents

Interested party 48

Comments

I am writing to object to the Planning appeal 6011047 for the Land North of Broadwater Lane, RG10 ODS and West of Hogmoor Lane Hurst RG10 ODH.

The development being proposed is on designated countryside outside of the settlement boundary of Hurst and is contrary to Wokingham Borough Council Core Strategy Policy CP11. The previous application 240583 was refused and the recent PIP does not address the concerns.

The proposed development/housing is not in keeping with the local character or history of properties in the direct vicinity e.g. there are listed properties and historic buildings on the immediate roads/area. There will be a major negative impact, highly visible, and will not add to the overall quality of the area, nor be sympathetic to the local character and history. It is very important to retain the countryside character and not mar the area with inappropriate/landscaped development.

The impact on the wildlife from this proposed development is hugely worrying, in a time when every effort must be made to support and sustain nature, natural habitats and the safety of wildlife this development will be completely detrimental. We often see wildlife in our surrounds including on this proposed development field.

The council has a two and a half year housing land supply, and the new local plan is at an advanced stage with strategic sites to shortly provide a secure supply. 5 to 7 market houses with no affordable home is a minuscule contribution to local needs in and an area with minimal infrastructure. It cannot be justified to develop on a sensitive site when strategic housing supply is so close to sign off.

Flooding and drainage also remain a big issue. The fields around our house flood every year, and the appeal site, Hogmoor lane and the A321 road frontage of the site also flood every year.

Please refuse this appeal. [Close](#)

Supporting documents

No documents

Interested party 49

Comments

15 July 2026

Dear Inspector,

Re: Planning Appeal 6011047 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst RG10 ODY

Permission in Principle (PiP) Planning Application for the Proposed Erection of a Maximum of 7 and a Minimum of 5 dwellings including Formation of an Access from Broadwater Lane.

I would like to firmly object to this planning application.

This is the third application, third refusal, and third appeal on the site and there are, in my view, solid reasons for these refusals.

Wokingham Borough Councils most recent primary reasons for refusal were;

- An unplanned development outside of development limits within the designated countryside and contrary to the Local Plan and National planning framework NPPF.

- Failure to suitably assimilate into the established landscape and character of the surrounding area, and would fail to retain and enhance the traditional, historical, local and special character of the Village Centre (Hurst) Area of Special Character.

- Failure to conserve or enhance the setting of four designated heritage assets in the form of Grade II Listed Buildings (Bower Cottage, Parkers Cottage, Elder Cottage and Wards Cross House).

As a resident living opposite the proposed site, I would like to add that there are additional underlying reasons for refusal. These include;

Flooding - WBC Drainage Officers have acknowledged that the area experiences very high groundwater levels, the site sitting in the Loddon river terrace flood plane. In fact the applicant is planning to raise the built floor level of the proposed dwellings by nearly a meter, to accommodate the surface flooding that impacts the site in the rainy season every year.

This application differs from the first two by reducing the number of dwellings by one third and moving their proposed location to the eastern and southern boundary of the site, encapsulating existing heritage dwellings at the junction of Hogmoor Lane and Broadwater Lane. This effectively acknowledges that the field does indeed flood, putting the proposed and existing dwellings at high risk.

Sustainability - Wokingham Borough Council has worked hard to improve its housing land supply and has invested heavily in building homes in the areas surrounding Wokingham town centre, where amenities and services are more easily accessible. It really makes no sense to build an insignificant number of houses in an area where amenities are minimal, and services (drainage, sewerage, utilities) are already oversubscribed. The harm significantly outweighs the benefits to the community, to Wokingham, and to central governments housing targets.

I kindly urge you to refuse this appeal.

Yours sincerely,
Nick Willson [Close](#)

Supporting documents

No documents

Interested party 50

Comments	I'm writing to object to the Appeal on the Broadwater Lane site. I'm a resident living opposite the site and feel strongly that the appeal should be dismissed for the following reasons: - The PiP process is limited to assessing only Location, Land Use and the Amount of Development with all other matters deferred to a later stage. Thus it's unsuitable for assessing the proposed scheme on a sensitive rural landscape that is part of an Area of Special Character. - The flooding and drainage strategy does not sort the issue of potential flooding. The council has stated that a separate drainage application would indeed be required. There is nothing put in place by the developers to address this properly. - The proposal of 5-7 with no affordable housing would not significantly help the housing situation in the area. The emerging Local Plan does address the housing issue and is already in action. There is no need for this scheme in addition. - The building of large modern houses will ruin the peaceful, rural character of Hogmoor Lane, enjoyed by dog walkers and walkers alike. This is the whole appeal of the area in that people like the village aspect. Building is suitable here. - In order for houses to be connected to the area, a new road would have to be built right through the field. This would be hugely intrusive, incongruous and would result in the area losing its village aspect. - The council has already refused this case for many reasons. The developers do not answer the issues laid out by the council and therefore it makes no sense to continue with this case. The appeal should clearly be refused. Close
Supporting documents	No documents

Interested party 51

Comments	I am writing with my objections to application no. 6011047. This is a PiP application but is unsuitable to be one. This is due to the fact that it only assesses location, land use and amount of development. However, this land is part of an Area of Special character with designated heritage assets, and therefore the PiP process is in no way comprehensive enough to evaluate the impact that a development would have on this area. Interestingly, the PiP process is allowed for sites that are under 1 hectare, and this site states that it is 0.96 hectares. However, this is due to the fact that the land needed for an attenuation basin has been excluded from the plan. This is concerning; this area is known for flooding and the council has already stated that a separate drainage application would be required. It would be irresponsible in the extreme to permit development in an area of known flood risk before a properly planned flood management plan has been submitted. The houses planned in the proposed development are in no way contributing to affordable housing; however, other sites in the local authority's jurisdiction have been found to be sound and are being developed appropriately. There is no reason to develop this unsuitable location for the sake of a few, unaffordable homes. One of my primary concerns about development of this site has always been the lack of obvious locations to place access points, without causing further danger in road already crowded with access points, and along which many vehicles drive too fast. No pedestrian route can be provided on the development side of the road so anyone going in or out of the site would be forced to cross the A321 - which, as I now know after several years of experience living here, is busy, fast and unsafe to cross as it is.
----------	--

and unsafe to cross as it is.

In addition to the above mentioned concerns, this proposal represents development outside settlement limits within designated countryside. It is not in keeping with the Hurst Area of Special Character.

It should therefore be dismissed for the same reasons that several previous unsuitable development proposals have been dismissed. [Close](#)

Supporting documents

No documents
