

PERMISSION IN PRINCIPLE **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 3 April 2026

Application Number: 260353

Location: Land North of Broadwater Lane and West of Hogmoor Lane, Hurst

Proposal: Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane.

Recommendation: Refused

Reasons

1. The proposal, by virtue of its location, represents unacceptable unplanned development outside of development limits within the designated countryside which is contrary to the spatial objectives of the development plan. This is contrary to policies CP1, CP9 and CP11 of the Core Strategy along with the NPPF.
2. The proposal, by virtue of its location and amount of development, would fail 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. This is contrary to policies CP1 and CP3 of the Core Strategy and policies TB21 and TB26 of the MDD, along with the Wokingham Council Borough Design Guide SPD (2012), Landscape Character Area Assessment (2019) and NPPF.
3. The proposal, by virtue of its location, would fail 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). This is contrary to policy TB24 of the MDD and the NPPF.

Informatives

1. In reaching its decision, the Local Planning Authority took into consideration the following submitted plans and documents:

Drawing 8543 L01 - Location Plan

Received 11th February 2026

Drawing 8543 F04 - Proposed Site Plan

Supplementary Statement on Flood Risk ISSUE: 01, ref. P23-1019 Issue 01, dated 09/07/25 prepared by Simpson TWS

Heritage Statement, prepared by Asset Heritage Consulting, AHC REF: SW/10250, dated January 2026

Arboricultural Implications Report, Ref. SJA air 25633-01, prepared by SJA Trees, dated February 2026

Covering Letter prepared by Shorewood Homes dated 9th February 2026
Application Form

CIL Form

Received 10th February 2026

2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.



Recommendation and conditions/reasons agreed:

Date: 30.03.26

REMEMBER - The earliest date for a decision on this application is: **7 March 2026**