PLANNING REF : 260353
PROPERTY ADDRESS : Apple Tree Cottage
: Hogmoor Lane, Hurst, Berkshire
: RG10 0DH
SUBMITTED BY : Mr Frank Whittaker
DATE SUBMITTED : 26/02/2026

COMMENTS:
I wish to object to this development on the following grounds:

Flooding: Hogmoor Lane is prone to flooding which can be clearly demonstrated by graphic photographs in the possession of many residents in this lane. Indeed one, of me fishing in the lane, was given prominent coverage in "Wokingham Today" in 2023. This flooding comes up to within 15 metres of the proposed nearest house and more houses here will only deepen the floods.
Rural Views: This site provides beautiful views across open green fields for half a mile and makes a positive contribution to the Hurst Area of Special Character. This rural aspect attracts many walkers, cyclists and horse riders from near and far and this development would destroy all of this.
Settlement Boundary: This site is in designated countryside and is outside the Hurst settlement boundary.
Past Planning Refusal: In 1999 this very site was refused planning on appeal for 5 houses. The inspector stated that this site makes a significant contribution to the lane`s semi-rural character and this is still relevant today.
Height of the Land: The site closest to Hogmoor Lane is a lot higher than the lane and gardens of the houses opposite and as such the height of any future development will need to dwarf these houses blocking their light and ruining the street scene.
Agricultural Land: This site has been agricultural land for centuries, used for grazing of farm animals. The granting of planning on this site will not only take this land out of production but also put
pressure on planners to grant approval for future applications in the adjoining fields, which will inevitably follow.
Save WBC Time and Money: This developer and land owner have already cost WBC a lot of money and resources in fighting recent applications and appeals on parts of this very piece of land. The reasons for refusal by the inspector were sound and remain in place, so going through even more of the same should be avoided by refusing this PIP Application at the very start of the process.

Thank you,
Faithfully,

Frank Whittaker