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**WARNING!**

**For the attention of  
WBC, Optalis, WHL, BCSolutions and  
Councillors**

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Hello,

I've run into challenges on the inspectorate webpages. Can you please ensure the following objection is noted for the record ahead of the midnight deadline?

With thanks,

Emily Levy

Formal objection:

I wish to register my strong objection to Appeal 6011047 and ask that the Planning Inspector dismisses the appeal and upholds Wokingham Borough Council's refusal of Permission in Principle.

As an owner of a Grade II listed historic property directly opposite the proposed development site, I value the unique rural landscape and historic setting that define this part of Hurst. The open field is an integral part of the character of the village and provides an important setting for nearby listed buildings and the Hurst Area of Special Character. The proposed development would replace this open countryside with modern housing and an access road, resulting in a permanent and harmful change to the landscape.

The principle of development on this site has already been considered on several occasions, with previous applications refused and appeals dismissed. In my view, the current proposal does not overcome the concerns that have consistently been identified regarding landscape impact, heritage, and the unsuitability of the location for residential development.

I am also concerned that Permission in Principle is not the appropriate planning route for a site with such significant constraints. Matters including drainage, flooding, highway access and the detailed layout are fundamental to whether this site can be developed safely and sustainably. These should not be deferred, particularly given the known flooding issues affecting Broadwater Lane and Hogmoor Lane.

Hogmoor Lane is an important rural route enjoyed by walkers, runners and horse riders, and the proposed development would inevitably erode its peaceful and historic character. The limited benefit of only 5–7 market dwellings, without affordable housing, is insufficient to outweigh the significant harm that would be caused to the countryside, heritage assets and the distinctive character of Hurst. For these reasons, I respectfully ask that the appeal is dismissed and the Council's decision is upheld.

Sent from my iPhone

On 16 Jul 2026, at 01:23, Emily Coward & Ed Levy