

PLANNING REF : 252934  
PROPERTY ADDRESS : 9 Primrose Lane  
: Winnersh, Wokingham  
: RG41 5UR  
SUBMITTED BY : St Nicholas Hurst Parish  
DATE SUBMITTED : 09/02/2026

COMMENTS:

The immediate area has been subject to a number of planning applications in the past including the 99 houses on Lodge Road which was refused after a planning appeal. More relevantly perhaps there was an application 172894 for five detached houses on the same site. This was also refused by WBC and then subsequently appealed by the developer and the decision by WBC was upheld. SNHPC had objected to the application and submitted written evidence to the appeal. The letter of objection from SNHPC to WBC is dated 17th November 2017 and is still available on the WBC planning portal. This application is for the same site albeit with a reduced number of houses.

SNHPC

objects to this application for the following reasons:

1. Impact on existing settlements

The development is described in the application documents as "in-fill" between along Lodge Road. This does not seem appropriate given that the area along Lodge Road is currently not developed other than one or two detached and established houses. The only real development is to the south of the site around Nursery Close. The area represents part of the spatial separation between Whistley Green and Hurst village and this has been an area that has been key to the maintenance of the distinction between the two settlements.

The site is itself outside the established settlement area and therefore would be contrary to the existing WBC policy CP11. The additional development would compromise the existing relationship between the two settlements.

2, Flooding

As the applicants note the site is subject to a flood risk assessment. The drainage on the site is poor. Much of the site is in Flood zone 2. It is proposed that the foul water is treated on site and discharged into the local ditches. These ditches are not linked to adjacent water courses and therefore there is a risk that the foul water drainage would exacerbate the local flooding risk to adjacent sites.

The proposed development includes a balancing pond but this may not improve the movement of water away from the site.

3. Sustainability

As noted in the previous applications for this and adjacent sites, the location within Hurst is not sustainable. There are no local amenities readily accessible without the use of a car - there is no

bus service on Lodge Road and the local bus that passes nearby is limited and infrequent (bus 128/129) - hourly at best. There is no path on the east side of Lodge Road and the permissive path on the west side is not easily accessible and involves crossing a busy highway. The local shop is not accessible except by use of a car or by crossing Lodge Road and using the permissive path. The local school is also not accessible without crossing the road or by car. The most direct route to the local primary school is along Sawpit Road. However the path on Sawpit does not extent along its full length and therefore the pupils would need to walk along the road for some distance. The local infant school has been subject to capacity constraints and any children might be required to attend primary schools some distance away. The secondary schools are also only accessible by car - cycling along Lodge Road in either direction to the local secondary schools is not really practical given the speed and volume to traffic along Lodge Road.

#### 4. Local Plan

The applicant refers to the lack of an approved local plan as support for the presumption in favour of development. The Wokingham Local Plan is now at formal consultation stage and therefore should have some weight in considering the appropriate development sites in the parish. Hurst has been identified as an area for limited development and as noted above the change in the spatial separation arising from the development would appear to be inconsistent with the limited development status.

#### 5. Landscape and Visual Impact

The development as proposed would limit the visibility across the fields from Lodge Road to Tape Lane in Hurst. The view Lodge Road would be restricted, and this would significantly change the character of the route reducing the rural feel of the road.

#### Conclusion

For all of the reasons stated above, SNHPC requests that permission is refused.