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Comments

Dear Sirs,
APPEAL: 6011047 [INITIAL PLANNING REFERENCE WOKINGHAM BOROUGH:
260353]
LAND NORTH OF BROADWATER LANE AND WEST OF HOGMOOR LANE
HURST BERKSHIRE
NOTICE OF OBJECTION - SUBMITTED BY: ROBERT LEIGH
DATE: 13 JULY 2026

I am writing to reiterate my objections ('initial objections') to the initial planning application in this matter, and to lodge my objection ('appeal objection') to the appeal made by Shorewood Homes.

The grounds of my initial objections are set out in my letter lodged with Wokingham Borough Council on 6 March 2026.. If you have not seen a copy of this document, please let me know and I can forward it to you.

The grounds of my appeal objection include:

1. Each of the issues which I raised in my initial objections; and
2. Each of the grounds for refusal to the initial application set out in the decision issued by Wokingham Borough Council ('WBC') on 30 March 2026, namely:

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.

WBC's grounds for refusal are (in my view) cogent, forceful and above all correct in law and fact. I trust the Inspector will view matters in the same light and refuse the appeal.

Yours Sincerely,
Robert Leigh [Close](#)

Supporting documents

[OBJECTION - HLA.docx](#)
