

Interested party 33

Comments	Application 260353 I am objecting to the application for the following reasons: The application is similar to the developer's previous applications opposite Broadwater Lane Which was rejected. Many of the reasons for the rejection will apply to this. 1.The area is subject to flooding and the increasing trend on wet winters will only enhance the problem 2. The site is outside the settlement boundary in designated countryside. 3. the access into the site will be a problem 4. Change of Land use from agricultural land has always been refused for good reason in the past. 5.. A planning application for houses on this site in 1999 was refused and there has been no reason for this objection to be turned down again as nothing of note has changed. 6. The council has stated that it is unacceptable, unplanned development outside settlement limits within designated countryside. 7. It is becoming tiresome that this development has already been rejected so many times, wasting many people's time and money Close
Supporting documents	No documents

Interested party 34

Comments	Planning Appeal 6011047 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst RG10 0DY I wish to object to permission in principle for the above scheme. I agree with Wokingham Borough Council's reasons for refusing permission ie: 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.
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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.

When Wokingham Borough Council considered whether to grant permission for application 260353 my reasons for objecting to the plan were:

Inappropriate: PiP is an inappropriate form of application for this site, particularly since a recent appeal decision found that development of the site would harm the setting and significance of Grade II Listed buildings and the Hurst Area of Special Character.

Five to seven homes would do little to improve housing supply. None are affordable homes to help local people.

The applicant admits that their plan harms two Grade II listed buildings (Parkers Cottage and Bower Cottage), contrary to the National Planning Policy Framework (NPPF). In fact, there are three Grade II listed buildings affected by the proposed development plus two Non-designated Heritage Assets in Hogmoor Lane. While WBC has a 2.5-years housing land supply, which falls short of the 5 years supply required, the public benefit of this development does not outweigh the heritage or other harms. In short, there are better places in the Wokingham borough to build more sustainably.

Village is unsustainable: Hurst is an unsustainable location. Villagers have to use cars to shop, for leisure pursuits and medical appointments. Young people go secondary school by car.

The nearest supermarket is two miles away. Cycling is too dangerous with speeding traffic. Many elderly and/or disabled people cannot walk or cycle there. Tests showed that on the A321 28% of traffic was exceeding the limit.

Hurst residents have to travel by car to work outside the village. The 128/129 bus service is infrequent, non existent on Sundays. They don't run on weekday evenings

Flood risk: Updated surface water mapping by the Environment Agency (March 2025) shows increased risk of flooding on the site. WBCs Section 19 Flood Report from (March/April 2023) identified flooding of three homes in Hurst including one on Hogmoor Lane/Poplar Lane. The downstream ditch system along Hogmoor Lane frequently overflows, flooding the road. The applicant's Flood Risk Assessment dismisses any increased risk of flooding from the proposed development, while providing no evidence (ie. hydraulic modelling or ditch maintenance regime) to justify the dismissal.

The Site's area has been reduced to under 1 hectare by excluding the attenuation basin and flood mitigation measures from its Red Lines. This suits the PiP Application threshold. Hogmoor Lane has recurrent flooding and drainage issues. The last serious event affecting residents was in 2023. Environment Agency Flood Mapping in 2025 indicates a significant risk of flooding immediately north of the Site. I believe that further development ought not be granted in areas of known flood risk when essential mitigation measures are located off site and where there is a lack of clear ownership, management, and maintenance nor is there any assurance that an effective flood and drainage management scheme will be achieved.

The Local Plan Update includes sites that WBC considers having potential for development, to meet required Housing Land Supply numbers. The proposed site was originally in the Local Plan Update and was then removed after WBC re-evaluated its suitability. The site's constraints—heritage, trees, flooding, landscape—made it unsuitable for development while less constrained sites were available

Settlement boundary: The site is outside Hurst's settlement boundary in designated countryside.

Harm to the setting of heritage assets and Area of Special Character: The Broadwater Lane Site was not considered as suitable for development in the emerging Wokingham Local Development Plan in 2024, a Planning Application for 9 dwellings (240583) was refused and a subsequent appeal was dismissed as recently as October 2025. This new proposal includes that section of the Site where the Inspector found that development would have most impact on the setting and significance of the nearby Grade II Listed buildings, particularly Parkers Cottage and Bower Cottage. Developers' proposals at the PiP stage are non-binding and therefore carry little weight. The Inspector stated that the site's historic rural character made a positive contribution to the setting and significance of the listed buildings but that the presence of new houses would "significantly undermine" this, even taking further setbacks or landscaping into account. The Inspector therefore did not accept the principle of development on this Site.

Access: Many walkers value the site for its trees, bushes and other vegetation, along with views across open countryside. The proposed entrance road access would severely affect that enjoyment.

Hogmoor Lane: A planning application for five houses in Hogmoor Lane was refused and the Appeal was dismissed in 1999. The Inspector's decision is still relevant and carries weight today as the Lane has not changed since that time. He noted that the 80–90 metre length is too large to be termed a normal infill site, that the Site makes a significant contribution to the lane's semi-rural character and that development would be highly visible and create an urbanising effect. The site is well raised above the lane and large modern houses would visually dominate and overshadow their traditional neighbours.

Rural amenity: The Hurst Area of Special Character extends to Long Barn and borders the Application Site in Hogmoor Lane. Wards Cross House and the Old Posting House are Grade II listed buildings; Long Barn and Munfin House are non-designated heritage assets. The Site makes a positive contribution to the setting of the Hurst Area of Special Character and provides spectacular views across green fields as far as Whistley Green. The historic Lane has links to footpaths and bridleways, providing a rural amenity that attracts walkers, cyclists, and riders from Hurst and other areas, it is part of the River Loddon Circular Walking Route.

Change of land use: Historically there has been considerable pressure for development on this site, which has always been refused and the land has remained in agricultural use. This Application proposes to change a large section of the field into residential development. It is well recognised that granting Permission in Principle to develop part of a subdivided large, open field can eventually result in the development of the entire field.

Please refuse Permission in Principle by refusing the appeal number 6011047. (I had to precis due to your space limit.) [Close](#)

Supporting documents

No documents

Interested party 35

Comments

I am writing to register my objection to this appeal for the proposed development (planning application number 26053) at Land North of Broadwater Lane and West of Hogmoor Lane, Hurst
I have lived on Broadwater Lane for 17 years and my children have grown up in the village. We were made to feel welcome my people in the village straight away and have been heavily involved with local community events over the years such as the Hurst Show, Rocktoberfest, PTA and village society events. Hurst is a lovely place to live, and we appreciate the rural character and quietness of the village, and views from our property across the field.
I have set out a number of specific reasons for my objection to this appeal below.

1. Planning reasons
The development is outside Hurst's settlement area and none of the Council's CP11 policy conditions are met to justify an exception. The site has consistently been found by WBC to be inappropriate for development. For example, the recent proposal (240583) for 9 houses adjacent to this site on Broadwater Lane was found to be not suitable for development and was dismissed on appeal in October 2025. The current proposed development is also contrary to local and national policies and Wokingham Borough's Design Guide.
2. Increased car use and safety
There is no reasonable alternative travel to site than by car for families, so this will clearly result in additional car travel and entry straight onto Broadwater Lane which could pose safety risks, as people do not travel at 30 mph along this stretch of road. There are no proposed footpaths to encourage cycling or walking as part of this development and all pedestrians would need to cross the busy Broadwater Lane to access the shop and pavement. There is also limited public transport (one bus that goes past every hour during weekday day times and limited other times).

3. Site access and internal road
There is no safe access point from Hogmoor Lane, which is a small access only road. The proposed internal road across the field would be intrusive and create an impression of a modern housing estate, in contrast to the rural landscape.

4. Loss of habitat, wildlife and green space and rural amenity
The development would result in a loss of the green gap between Twyford, Hurst and Wokingham and specifically a loss of the distinct settlements of Whitley Green, Wards Cross and Hurst. From our point of view, the current site makes a positive contribution to the setting and has views across green fields from our houses on Broadwater Lane, which would be lost.

The site is also an important wildlife corridor with an abundance of local wildlife habitats including a number of protected and priority species. The proposed development will therefore not increase or enhance the biodiversity of the site or wider area and there will be a loss of vegetation at the access point on Broadwater Lane. Nor would it conserve or enhance the setting of existing heritage assets on the road.

5. Increased risk of flooding
The Thames Water sewerage pumping stations in Hurst are at full capacity. There are frequent occurrences of flooding in the village. Since we've lived here, there is often flooding in the fields and sides Broadwater Road each year, with at least two severe instances where the pumping stations have failed. During these occasions, roads in Hurst were closed and properties affected by lack water or sewerage problems for several days on end. The development would increase pressure on the water infrastructure, therefore overwhelming the drainage network and causing flooding damage to existing and new homes. There is no separate effective flood or drainage strategy submitted to support this development. [Close](#)

Supporting documents	No documents
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Interested party 36

Comments

I am writing to formally object to the appeal relating to the proposed development (planning application number 26053) at Land North of Broadwater Lane and West of Hogmoor Lane, Hurst.

My family and I have lived on Broadwater Lane for the past 17 years, during which time our children have grown up in Hurst. From the moment we moved here, we were warmly welcomed by the local community and have enjoyed being actively involved in village life through events such as the Hurst Show, Rocktoberfest, the PTA and Village Society activities. Hurst is a wonderful place to live, and we greatly value its peaceful rural setting, attractive countryside and the uninterrupted views across the fields from our home.

My objections to the appeal are set out below.

****1. Planning Policy****

The proposed development lies outside Hurst's defined settlement boundary, and none of the exceptional circumstances set out in Wokingham Borough Council's CP11 policy apply. Wokingham Borough Council has repeatedly concluded that this land is unsuitable for residential development. By way of example, planning application 240583 for nine homes on the adjoining Broadwater Lane site was refused and that decision was upheld on appeal in October 2025. This proposal similarly conflicts with both local and national planning policies, as well as Wokingham Borough Council's Design Guide.

****2. Increased Traffic and Road Safety****

For most future residents, travelling by car would be the only realistic option, resulting in a significant increase in vehicle movements onto Broadwater Lane. This raises road safety concerns, particularly as traffic frequently exceeds the 30 mph speed limit along this section of road. The scheme does not provide dedicated pedestrian or cycle routes, meaning anyone walking to the village shop or nearby footpaths would have to cross the busy Broadwater Lane. Public transport options are also very limited, with only an hourly weekday bus service and even fewer services at other times.

****3. Site Access and Internal Road Layout****

Safe access from Hogmoor Lane is not achievable, as it is a narrow access-only road. The proposed access road running through the field would be visually intrusive and would introduce the appearance of a suburban housing estate into what is currently an open rural landscape.

****4. Loss of Green Space, Wildlife Habitat and Rural Character****

The development would erode the important green gap separating Twyford, Hurst and Wokingham, reducing the distinct identity of settlements such as Whistley Green, Wards Cross and Hurst. The application site makes a valuable contribution to the rural setting, and, the most impactful change would be the open views across the fields enjoyed by residents on Broadwater Lane would be permanently lost.

In addition, the site forms an important wildlife corridor supporting a wide range of habitats, including protected and priority species. The proposed development would fail to enhance biodiversity and would instead result in the loss of existing vegetation, particularly at the Broadwater Lane access point. It would also fail to preserve or improve the setting of the heritage assets located along this stretch of road.

****5. Flood Risk and Drainage****

The existing Thames Water sewerage pumping stations serving Hurst already operate at or near capacity. Flooding is a recurring issue within the village. During the 17 years we have lived here, the surrounding fields and verges along Broadwater Lane have flooded on numerous occasions, and there have been at least two major incidents where failures at the pumping stations caused major disruption. These events resulted in road closures and left properties without reliable water or sewerage services for several days. Additional housing would place further strain on an already overstretched drainage network, increasing the risk of flooding for both existing and future residents. Furthermore, no separate or robust flood risk or drainage strategy has been submitted to demonstrate that these issues can be adequately addressed. [Close](#)

Supporting documents

No documents

Interested party 37

Comments

Planning Appeal 6011047 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst RG10 0DY

I wish to object to permission in principle for the above scheme.

I agree with Wokingham Borough Council's reasons for refusing permission ie:
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.

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Supporting documents

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Supporting documents

No documents

Interested party 38

Comments	I have lived in the village of Hurst for over 25 years. We were drawn here because of its beauty, rural location and quietness. Hurst in not a sustainable location for more housing and this proposal falls outside the Development limit for Hurst. This has been proved time and again with the rejection of several other planning applications over the past few years. Access to the development will significantly lead to vegetation loss affecting this section of the Green Route Enhancement Area. There will be an increased risk of flooding - this land should remain for agricultural use. Cars are an essential requirement in Hurst and this development will lead to even more traffic. This will significantly effect nearby Tape Lane, which is already used regularly as a cut through even though it is 'Access only'. This is never policed. Hurst has an extremely limited infrastructure – an oversubscribed primary school, a small village shop and a poor bus service. There is no doctor's surgery, dentist, chemist or supermarket. Hurst is a beautiful rural village and it must remain so. Hurst does not need or want this development and Wokingham Borough Council must refuse this planning application. I OBJECT to this development. Close
Supporting documents	No documents

Interested party 39

Comments	Planning Appeal 6011047 - OBJECTION I have previously raised my objections to continued application pressure from SHOREWOOD Homes on this site. My objections remain the same and I am concerned that this new application seeks to manoeuvre SHOREWOOD by nibbling at details whilst obfuscating the main points. 1 - Drainage for flooding. SHOREWOOD have not addressed any flooding concerns from previous submissions on this site. This is due to a policy constraint that does not require them to submit; but the environmental concerns that cause community and infrastructure concern remain. 2 - Access. The narrow junction for Hogmoor onto the A321 is more of a concern for safety than the previous proposals for new access points. It is closer to the Hurst centre which evidences compressed traffic flow due to resident on-road parking and the sight lines are poorer than the junction opposite (Tape Lane), generating an unacceptable - and unaddressed - traffic safety condition. 3 - SHOREWOOD have concurrently applied 261624 for two houses on the same site. The intention is clear to expand the site to maximum potential by gaining a foothold, whilst saturating the planning process and community with concurrent information and intentions. No community engagement has occurred and it is not clear what SHOREWOOD see as the end game. 2 houses, 9 houses, 15 houses? This uncertainty is not the social contract between residents and the local authority. Within my objection I request that the authority compel SHOREWOOD to clearly state the scope of planning under their consideration.
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4 - Sustained objections:

Unplanned development outside of policy framework

No demonstratable need for housing in this price band within Hurst

No clear weighted benefit to address housing supply against disruption to community and requirement for the authority to contravene policy framework to approve the application

Failure to address 'Area of Special Character' and 'Valued Landscape' comments from planning officials within previous applications

Unusual site layout to conform to access restrictions, generating an appearance of a dislocated mini-estate within a village

Regards

SG [Close](#)

Supporting documents

No documents
