

From: E L
Sent: 15 July 2026 23:30
To: Planning Appeals <Planning.Appeals@wokingham.gov.uk>
Subject: Re: Objection to 6011047

A large rectangular area at the top of the email body is redacted. It consists of a light grey bar at the top, followed by a solid red bar, and then a light pink bar extending to the right edge of the page.

Dear sir/madam,

See below for my letter of objection for the Appeal 6011047. I have been unable to load this to the inspectorate website since it has thrown multiple errors. Please ensure this is logged with the appeals process.

KR

Edward Levy

OBJECTION

I strongly object to Appeal 6011047 and respectfully request that the Planning Inspector upholds Wokingham Borough Council's decision to refuse Permission in Principle for this development.

As the owner and occupier of a Grade II listed historic property directly opposite the proposed site, I have a particular appreciation of the importance of preserving the rural setting and historic character of this part of Hurst. The open agricultural field makes a significant contribution to the setting of nearby listed buildings and the Hurst Area of Special Character. Replacing this landscape with 5–7 modern dwellings and an internal access road would cause lasting harm to the character of the area and diminish the historic setting that has existed for generations.

This site has already been the subject of multiple refused applications and dismissed appeals, demonstrating a consistent conclusion that it is unsuitable for residential development. I see no evidence that the current proposal overcomes the fundamental planning concerns previously identified.

Permission in Principle is particularly inappropriate for such a sensitive location. Important matters, including drainage, flood risk, access and detailed design, cannot be properly assessed at this stage. Given the well-documented flooding issues affecting Broadwater Lane and Hogmoor Lane, establishing the principle of development before these matters are resolved would be premature.

The proposal would also erode the peaceful rural character of Hogmoor Lane, a valued route used daily by walkers, runners and horse riders. The introduction of housing and an estate road would urbanise an important part of Hurst's countryside and harm the experience of those who use it.

Finally, the very limited benefit of only 5–7 market homes, with no affordable housing provision, does not outweigh the significant harm to the landscape, heritage assets and rural character. For these reasons, I urge the Inspector to dismiss the appeal and uphold the Council's refusal.

Sent from my iPhone