

PLANNING REF : 260353
PROPERTY ADDRESS : Little Farm
: Hogmoor Lane, Hurst
: RG10 0DH
SUBMITTED BY : Mr Christopher Bowman
DATE SUBMITTED : 04/03/2026

COMMENTS:

Planning Application 260353

I should like to object to this Permission in Principal application. A PIP is meant for situations where development is straightforward and on sites less than 1 hectare.

Previous history for this site and the arguments raised at appeal in previous applications, and now being challenged by the developer, would suggest that development is less that straightforward. On this point alone the PIP should be rejected as inappropriate. Town and Country Planning (Permission in Principal) Order 2017, Article 5 requires that the application must identify the land to which the application relates. When submitting a PIP ALL land required to deliver the development MUST be included in the "red lined" area. Any omission can make the application invalid / legally vulnerable. Land outside the red line cannot be relied upon for the principle of development

Paragraph 3.1.2 of the Supplementary Statement on Flood Risk states " The surface water drainage scheme and finished level scheme also ensured that there would be no increase in surface water flood risk to neighbouring sites as it directed all run off and exceedance flows to a LARGE attenuation basin" The developer, therefore, clearly

identifies the ability to deliver the development is dependent on the LARGE Attenuation Basin. With the developer omitting the Attenuation Basin from the red lined area the PIP should be considered invalid. The current red lined area, 0.94 hectares, leaves only 599 Sq meters of surface area available for the LARGE Attenuation Basin in order to stay within the 1 hectare limit for a PIP to be valid. This limited area would require the Basin to be several meters deep. Given the high level of the water table during wet times, such a depth is not feasible. In Paragraph 2.2.1 of the Supplementary Statement on Flood Risk Figure 2.2 shows the area proposed for, or close to, the Attenuation Basin to be already at high risk of surface water flooding. Therefore inclusion of an e?ective Attenuation Basin (required to deliver the development) would result in the red lined area

exceeding 1 hectare making the PIP invalid.

I respectfully request that the PiP application be refused by Wokingham Borough Council