

PLANNING REF : 260353
PROPERTY ADDRESS : Hinton Road
: Hurst Reading, Berkshire
: RG10 0BP
SUBMITTED BY : Mr Michael Corcoran
DATE SUBMITTED : 04/03/2026

COMMENTS:

PiP Application 260353

Land North of Broadwater Lane, RG10 0DS and West of Hogmoor Lane, Hurst RG10 0DH

Permission in Principle (PiP) Planning Application 260353 for the proposed erection of a maximum of 7 and a minimum of 5 dwellings including formation of an access from Broadwater Lane

OBJECT: I wish to object to this PiP planning application.

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. No affordable homes and little help to housing supply: 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 of local councils, 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 many leisure pursuits and to attend medical appointments. Young people are taken to secondary school by car.

I enjoy walking but it's impossible to carry a week's shopping from the nearest supermarket which is two miles away. I wouldn't cycle as the roads here are too dangerous with speeding traffic. For many elderly and/or disabled people walking or cycling is out of the question. Tests have shown that on the A321 28% of traffic was exceeding the limit.

There is little work in Hurst so residents have to travel outside. Inevitably they use their cars for the reasons below.

The 128/129 bus service is infrequent. Once a week in the week I catch the 6.33am train to Reading. This is often cancelled or late - so not a good service for new Hurst villagers. Twyford station's platforms are already busy, even at this early time. I go to the station by car because the first bus is at 7.22am. The buses are non-existent on Sundays, and don't run on weekday evenings, a time when I've seen many commuters arriving at Twyford station.

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 properties 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 merely 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 for the specific purpose of meeting the PiP Application threshold. Hogmoor Lane is known to have recurrent flooding and drainage issues with the last serious event affecting residents in 2023. Environment Agency Flood Mapping in 2025 indicates a significant risk of flooding immediately north of the Site. We believe that approval for 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 included 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 a suitable allocation 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. Shorewood Homes now proposes reducing the number of units from 4 to 3, moving them back, and widening the planted buffer zone. Developers' proposals at the PiP stage are non-binding and therefore carry little weight. The Inspector stated that the historic rural character of the Site 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 four 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, Twyford 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 make further incremental applications difficult to resist and can eventually result in the development of the entire field.