

PLANNING REF : 260353  
PROPERTY ADDRESS : Broadcommon Road  
: Hurst  
: RG10 0RG  
SUBMITTED BY : Mrs Shannon Wilson  
DATE SUBMITTED : 24/02/2026

COMMENTS:

RE: Planning application: 260353 Land North of Broadwater Lane and West of Hogmoor Lane Hurst.

Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane.

Further to my previous objections to planning applications on this field, I wish to strongly object to the latest planning permission in principle: 260353

Permission in principle is not suitable for this sensitive site. It seems a dubious attempt by the developers to gain permission on a technicality, despite the most recent application for this site being dismissed at appeal in October 2025.

Hurst is a hotspot for flooding in Wokingham borough, with the application site being one of the worse affected areas

This site lies outside the village envelope within countryside and has also been assessed as unsuitable for development in the emerging new WBC Local Plan Update.

The road running through an open field between two developments is a strong, intentional indicator of future, incremental, or phased development

I have lived in the village for 19 years. Building here will be detrimental to the visual character of Hurst's Area of Special Character, the setting of several Grade II listed buildings, loss of agricultural land and wildlife.

This is a speculative development purely for profit and is not necessary in Hurst, which has been identified as a minor settlement due to its poor infrastructure. Hurst has already exceeded its expected contribution to WBC's housing land supply.

I ask WBC to please refuse this application.

Thank you