PLANNING REF : 260353
PROPERTY ADDRESS : 1 Nursery Close
: Hurst, Reading
: RG100EQ
SUBMITTED BY : Mr JIM FIFE
DATE SUBMITTED : 06/03/2026

COMMENTS:
1. Conflict with Local Development Strategy and Settlement Boundaries The site is situated entirely outside the defined settlement boundary within the open countryside.
It was explicitly excluded from the Wokingham Borough Local Plan Update (2023-2040).
Granting permission would undermine the Council's spatial strategy, which prioritizes growth in designated Strategic Development Locations rather than isolated rural plots.
2. Adverse Impact on Heritage Assets and Character
A recent planning appeal for nine dwellings on this site was dismissed in October 2025.
The Planning Inspector concluded that development would cause significant harm to the setting of nearby Grade II listed buildings, specifically Parker's Cottage and Bower Cottage.
The site's historic character provides a "positive contribution" to the Hurst Area of Special Character; introducing modern housing would permanently degrade this rural setting.

3. Irreversible Loss of Veteran Trees and Biodiversity
The proposed 15-metre wide access point would require the removal or significant degradation of vital vegetation.
This includes two English Oak trees (T14 and T16) identified as veteran trees in the Wokingham District Veteran Tree Association Survey.
Hogmoor Lane and the surrounding landscape have remained largely unchanged for decades; this development would represent a major departure from the established character maintained since 1999.

4. Recurrent Flood Risk and Drainage Failures
The area has a documented history of flooding, with a significant event occurring as recently as March 2023.
Environment Agency mapping (2025) indicates a high risk of flooding immediately north of the site.
The local drainage infrastructure, including the culvert at the corner of Hogmoor Lane, is already deemed unsuitable for current water flow levels.
Development should be refused where mitigation measures are located off-site or lack clear, long-term management and ownership
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