PLANNING REF : 260353
PROPERTY ADDRESS : Wards Cross
:
: RG10 0DS
SUBMITTED BY : Mrs Vanessa Atkinson
DATE SUBMITTED : 07/03/2026

COMMENTS:
I am writing to object to the Planning Application 260353 for the Land North of Broadwater Lane, RG10 0DS and West of Hogmoor Lane Hurst RG10 0DH re Permission in Principle for proposed erection of dwellings including formation of an access from Broadwater Lane.

The development being proposed is on designated countryside outside of the settlement boundary of Hurst and is contrary to Wokingham Borough Council Core Strategy Policy CP11. The previous application 240583 was refused and the recent PIP does not address our key concerns which remain as follows:

The proposed development/housing is not in keeping with the local character or history of properties in the direct vicinity e.g. there are listed properties and historic buildings on the immediate /area. There will be a major negative impact, highly visible, and will not add to the overall quality of the area, nor be sympathetic to the local character and history. It is very important to retain the
countryside character and not mar the area with
appropriate/landscaped development.

We live just along from the proposed development on Wards Cross A321 and remain very concerned about the impact of additional traffic with the proposed access points into the development. The A321 is narrow and cars often speed and there is no place for turning or parking and there is limited visibility on that stretch of road. Proposed accesses to the proposed development will exacerbate the safety
issues.

The impact on the wildlife from this proposed development is hugely worrying, in a time when every effort must be made to support and sustain nature, natural habitats and the safely of wildlife this development will be completely detrimental. We often see wildlife in our surrounds including on this proposed development field.

Flooding and drainage also remains a huge concern. As I write this objection, there is still a huge amount of standing water in our surrounding field, it is a common problem every year with the local flooding in the direct vicinity of the site.

Hurst as a village is not sustainable / unable to support material increases in cars/traffic/people etc as facilities are limited due to the lack of infrastructure, public transport, schooling, medical facilities.

Please refuse the application.