

PLANNING REF : 260353
PROPERTY ADDRESS : Tape Lane
:
: RG10 0DP
SUBMITTED BY : J Freeman
DATE SUBMITTED : 08/03/2026

COMMENTS:

LAND NORTH OF BROADWATER LANE AND WEST OF HOGMOOR LANE HURST.
PERMISSION IN PRINCIPLE APPLICATION FOR THE PROPOSED ERECTIONS OF A
MAXIMUM OF 7 NO. DWELLINGS (OR A MINIMUM OF 5 NO. DWELLINGS),
INCLUDING FORMATION OF AN ACCESS FROM BROADWATER LANE.
APPLICATION 260353

I wish to strongly object to this application.

IS A PIP APPROPRIATE FOR THIS APPLICATION?

The site very strangely does not include the attenuation basin within the development site of 0.96 hectare. Bizarrely it also excludes a semi circular area to the rear of the existing Long Barn - this area will then become inaccessible if it remains as it is. It appears that the applicant has excluded these 2 areas to keep the site under the 1 hectare limit for PIPs.

APPEAL - REFUSAL 2025 - BROADWATER LANE. LAND NORTH-WEST OF HOGMOOR LANE APPEAL NOTICE 3359898. APPLICATION 240583

The application went to appeal and was dismissed on 17th October 2025 - barely 4 months ago. This appeal relates to the half of the proposed site alongside Broadwater Lane. The arguments the inspector used in his refusal still apply.

APPEAL - REFUSAL EARLIER - HOGMOOR LANE. APPLICATION 981273. APRIL 1998. REFUSED BY WBC

This was for the erection of 5 detached dwellings and garages on Hogmoor Lane between the Long Barn and and Apple Tree Cottage. It was refused by WBC, unfortunately the details are not available on the WBC planning portal but I'm sure officers will have access to the detail of the reasons why this was refused.

HARM TO SETTING OF HERITAGE ASSETS

There are many heritage properties along Broadwater Lane and Hogmoor Lane. Building houses on the proposed site will adversely affect them.

At the 2025 appeal the inspector stated in relation to the heritage assets "these building are currently experienced and perceived with a largely quiet, open and rural environment because of the character and appearance of the appeal site There is nothing to indicate any history of development on the appeal site and it is likely that these building will have always been set against that backdrop. The relationship can be appreciated both from within the appeal site and from Broadwater Lane."

"I must give considerable importance and weight to the desirability of preserving the setting of listed buildings. Harm should be weighed against the public benefits of the scheme"

OUTSIDE SETTLEMENT BOUNDARY

This site is outside the settlement boundary and therefore should

not be built on.

PROPOSED VALUED LANDSCAPE

As part of the LPU this site is part of the proposed Valued Landscape - another reason why this field should stay as it is.

LPU

The Local Plan Update is nearing completion and approval which will mean that there will be many planned sites for development going forward. There is no need to include this site which in fact was rejected in this process.

The site was submitted as part of a larger potential site for the LPU (site 5HU030) and was rejected as unsuitable for development.

FIELD IN CURRENT AGRICULTURAL USE

The field is in current agricultural use with cattle and sheep grazing on it. It is inappropriate and unnecessary to use this field for housing. It should remain in agricultural use.