

**From:** [Hannah Wilson](#)  
**To:** [Connie Davis](#)  
**Subject:** RE: 260353 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst - Permission in Principle  
**Sent:** 12/02/2026 17:29:42

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**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hi Connie,

No problem, that's just been done. Have a good evening!

Kind Regards,  
Hannah

**Hannah Wilson**

Planning Technician (Development Management)  
Wokingham Borough Council  
**Email:** [development.control@wokingham.gov.uk](mailto:development.control@wokingham.gov.uk)

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Please submit your application electronically via the Planning Portal website: <https://www.planningportal.co.uk/>. In order to ensure that your application is validated quickly, please check the Council's Local Validation List and ensure all necessary plans, documentation and fee are submitted with your application. The Council has introduced a procedure whereby applications which are still missing plans, documentation or a fee after 28 days will be closed and where a fee has been paid it will be returned. This will not prevent you from resubmitting a fresh application at a later date.

We have provided a <https://www.wokingham.gov.uk/planning/applying-planning-permission/frequently-asked-questions> page to help with understanding the planning process.

**From 1st April 2025 a fee will be payable for all invalidated applications that are subsequently returned because validating information is not received within 28 days. Payment will be deducted from the application fee at the rates outlined below and the balance refunded:**

- **Householder Applications - £50**
- **Minor Applications - £100**
- **Major Applications - £200**

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**From:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>  
**Sent:** 12 February 2026 17:24  
**To:** Hannah Wilson <[Hannah.wilson@wokingham.gov.uk](mailto:Hannah.wilson@wokingham.gov.uk)>  
**Subject:** RE: 260353 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst - Permission in Principle

Hi Hannah,

Thanks for this. Please could you also consult NatureSpace.

Many thanks,  
Connie

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**From:** Hannah Wilson <[Hannah.wilson@wokingham.gov.uk](mailto:Hannah.wilson@wokingham.gov.uk)>  
**Sent:** 12 February 2026 16:29  
**To:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>  
**Subject:** 260353 - Land North of Broadwater Lane and West of Hogmoor Lane, Hurst - Permission in Principle

Hi Connie,

This PiP application has just been allocated to you; please let me know if you would like any more consultees.

(Ben previously dealt with an Outline involving part of this site – 240583 – but he is on no allocation at the moment so I was asked to give this to you.)

Kind Regards,

**Hannah Wilson**

Planning Technician (Development Management)

Wokingham Borough Council

**Email:** [hannah.wilson@wokingham.gov.uk](mailto:hannah.wilson@wokingham.gov.uk)

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**From:** [Chris Zeal](#)  
**To:** [Connie Davis](#)  
**Cc:** [Justin Turvey](#)  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

**Sent:** 02/03/2026 15:17:48

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**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Some people who received this message don't often get email from [REDACTED] [Learn why this is important](#)

Dear Connie,

I trust your site visit was successful and without incident.

Further to my previous message about the illegal removal of our hedgerow and vegetation along Hogmoor Lane (see photos below) – which you correctly observed is more of a civil matter than a planning matter – I felt nevertheless it was important to point out a couple of factors which puts this into a planning context.

### **Activists in Hurst**

Hurst has a reputation of running carefully orchestrated campaigns against ANY development in or near the village. The view of the campaign's organisers seems to be that development should take place in any other part of Wokingham Borough, but not in the vicinity of Hurst. This agenda is controlled by a handful of people who advise other villagers how they should respond to any proposal for development; and are prepared to take the law into their own hands – including, on a number of occasions, criminal damage in the form of hedgerow removal; and on one occasion physical assault (which led to police involvement). This group of people coordinate their actions in various forms, one of which goes under the title of '**The Broadwater Fields Group**' (BFG), and another as the 'New Hurst Village Society' (NHVS) – but ultimately both promoting the same cause.

### **Objectors' Comments**

The Broadwater Fields Group, coordinating with the NHVS, determine how they'd like village residents to object. They deliver detailed letters containing a list of reasons which people should use in their objections. It's for this reason you will find that many of the objectors' comments on WBC's planning portal contain very consistent themes. Possibly not verbatim extracts (in fact objectors have been asked not to copy their wording exactly, in order to avoid appearing too obvious) but clearly a case of pre-packaged thinking rather than independent views. I am attaching their latest letter (titled "Broadwater Fields Group objectors' reasons Feb 2026"). And I am also attaching the latest NHVS letter (titled "New Hurst Village Society objectors info Feb 2026") – both containing very similar commentary.

### **Removal of hedgerow and vegetation**

The illegal removal of hedgerow and vegetation on our land along Hogmoor Lane is, it would appear, an attempt by certain of these objectors to justify their claim that a view across the site would be lost. You will note in the BFG's latest letter they comment "*The site ... provides spectacular views across green fields as far as Whistley Green*". However, it's a fact that for the last 15 years (at least), that hedgerow and vegetation has been allowed to grow uncut in any way. Consequently, there hasn't been any "view" to speak of from Hogmoor Lane. But this clearly didn't suit the objectors' argument against development in this area, and it seems they decided to take matters into their own hands. This was an illegal act (criminal damage) to private land. There's no way I would walk into a neighbour's garden and remove their plants or fences, but this is exactly what's happened here. I believe it was done with the sole purpose of thwarting this planning application.

I don't expect, or ask, you to respond to my email. But I am keen that you should be aware of the activities of certain people in Hurst, because I believe they are trying to mislead you into believing something about the site which has patently not been the case for years.

Kind regards.  
Chris.

13 February 2026



28 February 2026



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**From:** Connie Davis <Connie.Davis@wokingham.gov.uk>  
**Sent:** 17 February 2026 17:54  
**To:** stuart@shorewoodhomes.co.uk; Chris Zeal [REDACTED]  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

Hi Stuart and Chris,

Many thanks for your replies.

All noted about the visit and site conditions - I will carry out the visit at some point this week, or at the latest next Monday.

Thanks also for letting me know about the cutting of the vegetation - this sounds more a civil matter rather than planning, however it is useful to be aware of nevertheless and if any queries are raised by tree officers.

Regarding the extension of time, I can agree to 27<sup>th</sup> March, and I will ensure to do my best to meet this date. However, after a period of leave there is inevitably a period of catching up to do. I will then have to review all consultation responses and finalise my report and recommendation so apologies if meaningful feedback on the scheme is only provided close to when the decision should be/ is issued. I will give consultees a nudge in the meantime.

Many thanks to you both once again.

Best wishes,  
Connie

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**From:** Chris Zeal [REDACTED]  
**Sent:** 17 February 2026 10:07  
**To:** Connie Davis <Connie.Davis@wokingham.gov.uk>  
**Cc:** Stuart Garnett <stuart@shorewoodhomes.co.uk>  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

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WARNING!

For the attention of  
WBC, Optalis, WHL, BCSolutions and  
Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Connie,

There's no problem with you carrying out an unaccompanied site visit. And if you're happy to climb the gate and enter the field, by all means do so. There are some pregnant Ewes in the righthand section of the field (you'll see the field is fenced into two parts) but the lefthand section is empty at the moment. The pregnant Mums won't be a problem as long as you keep a reasonable distance, although it will be the highlight of their day to have someone coming to say hello, so they may all wander in your direction. I suggest you take wellies as the ewes are likely to have made the ground a bit muddy with all this rain.

I note that someone has chopped down the vegetation along Hogmoor Lane – on our land, without our permission – for the first time in years. This is consistent with what the objectors did on Shorewood's first application, when they did the same thing and WBC's enforcement officer, plus the police, got involved. It probably makes no difference to your assessment – but is presumably (in their view) a means of frustrating planning.

Kind regards,  
Chris Zeal

*For & on behalf of Haines Hill Estate*

---

**From:** Stuart Garnett <stuart@shorewoodhomes.co.uk>  
**Sent:** 17 February 2026 08:31

**To:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>; Chris Zeal <[REDACTED]>  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

Connie

Good morning

Thanks for your email.

Animals are normally kept on the land so I would probably avoid going on the field. If the field is clear then you might wish to climb the gate but I copy in Chris Zeal from Haines Hill Estate.

As an EoT – is it not possible to target instead the 27 March, being a similar period of time added on reflective of your annual leave.

Regards  
Stuart

**STUART GARNETT**

Head of Planning

M [REDACTED]  
[shorewoodhomes.co.uk](http://shorewoodhomes.co.uk)  
[Instagram](#) | [LinkedIn](#)

[View disclaimer](#)

---

**From:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>  
**Sent:** 16 February 2026 17:19  
**To:** Stuart Garnett <[stuart@shorewoodhomes.co.uk](mailto:stuart@shorewoodhomes.co.uk)>  
**Subject:** 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

You don't often get email from [connie.davis@wokingham.gov.uk](mailto:connie.davis@wokingham.gov.uk). [Learn why this is important](#)  
Dear Stuart,

I hope you're well.

I am the case officer assigned to your application at the above address.

I am writing to just you let you know that I have made a start on the reviewing of your application. I have familiarised myself with the planning history, particularly the previous refusal and subsequent Hearing appeal. I also note the Inspector's decision and reasons for dismissing the appeal.

I plan to carry out an unaccompanied site visit around the site perimeter at some point this week. Whilst I should be able to get views from the roadside, would it be possible to enter the land itself if needed? I note there is a gate on Broadwater Lane which could be climbed over. Would this be ok, or is a specific time required to be set for me to do this? The visit should not take long and I will take some photographs.

I note this is a Permission in Principle application which has a statutory target date of 5 weeks, meaning the target date for the application is Wed 18<sup>th</sup> March. Unfortunately I have pre-booked annual leave from 4<sup>th</sup> March, and I return on 16<sup>th</sup> March. The consultation period will also only expire 7<sup>th</sup> March and so unfortunately I won't be able to review the consultation responses and make a determination on the application by 18<sup>th</sup> March. I do apologise for the inconvenience however I wanted to let you know sooner rather than later of this. As such, would it be agreeable to extend this application until 2<sup>nd</sup> April 2026?

Many thanks and I look forward to hearing from you.

**Kind regards**

**Connie Davis**  
Principal Planner, Development Management  
Wokingham Borough Council  
Email: [connie.davis@wokingham.gov.uk](mailto:connie.davis@wokingham.gov.uk) | Tel: [REDACTED]

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Website: [www.wokingham.gov.uk](http://www.wokingham.gov.uk)



Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.

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18th February 2026

Dear Hurst Resident,

**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**

**Here We Go Again!** We are writing to inform you that Shorewood Homes has submitted yet another Planning Application on the eastern part of the field along Broadwater Lane, this time extending the access towards an additional part of the Site in Hogmoor Lane, as you will see from the illustrative Site Layout Plan below.



Your previous response to the proposed development of this sensitive site has been amazing with hundreds of well-reasoned objections sent to the Council showing how much you value and wish to protect our precious green fields and the village's rural character. We are asking for your continuing support once again and our key objections are outlined below.

**Permission in Principle (PiP) Application**

Shorewood Homes has submitted a Permission in Principle (PiP) Application, which differs from Full or Outline Applications. PiP is a two-stage process normally used for small, straightforward developments such as brownfield or self-build sites. The first stage is limited to considering only **Location, Land Use, and Amount of Development**; details such as layout, scale, and landscaping are reviewed later if PiP is granted. We believe PiP is a totally 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.

**Housing Lane Supply**

Wokingham Borough Council (WBC) currently has a 2.5-year housing land supply, which usually triggers a presumption in favour of sustainable development in planning decisions. Although the new Local Plan is not yet adopted, it is at an advanced stage with its strategic sites considered to be sound, this can be taken into consideration when determining opportunistic, speculative applications. A proposal for 5 to 7 homes will make a minimal contribution to the housing supply and does not include affordable housing to benefit local residents.

**Key Objections to this Application:**

- 1 Settlement Boundary:** The Site is outside Hurst's settlement boundary in designated countryside. It is divided into two sections in Broadwater Lane and Hogmoor Lane connected by an internal access road running across a large open field.
- 2 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.

3 **Access:** The proposed bell mouth access from Broadwater Lane into the Site would be 15 metres wide, it is situated within the Hurst Area of Special Character and would require significant vegetation loss affecting this section of the Green Route Enhancement Area.

4 **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.

5 **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.

6 **Flooding:** 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.

7 **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.

8 **Amount of Development.** The Inspector found that the Site was sustainable for a small number of houses however if you wish to refer to your experiences of living in Hurst and the limited transport, services and facilities please do so.

#### **To Send Your Objections to PiP Application 260353 by Saturday 7<sup>th</sup> March 2026**

Please go to Wokingham Borough Council Planning Portal – Search Planning Applications by Details – Enter the Application Number 260353 and go to the blue Comment Box where you can enter your details. Please select the 'Object' box before you make your comments.

You can also email your objection to [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk). Please check that your letter has been uploaded onto the planning portal. Thank you so much for your support.

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24 February 2026

## PLANNING APPLICATION

Dear Member,

### **Application number [260353](#) - Land North of Broadwater Lane, RG10 0DS and West of Hogmoor Lane, Hurst RG10 0DH**

Permission in Principle (PiP) Planning Application for the Proposed Erection of a Maximum of 7 and a Minimum of 5 dwellings including Formation of an Access from Broadwater Lane.

Deadline for responses to WBC is **7 March 2026**

Another application [260353](#) has been submitted for the land adjacent to Broadwater Lane and Hogmoor Lane. If you wish to comment please see the following points for guidance. We also attach a letter from Broadwater Fields group, which was posted through letterboxes at the weekend. This gives more detailed arguments.

The proposed development lies in the **Hurst Village Centre Area of Special Character (AOSC)**, a local designation used by WBC to identify, protect, and enhance specific areas with a unique, distinct character or heritage value that does not meet the criteria for a formal Conservation Area. The Hurst Village AOC runs along the A321 from Orchard Road in the south to Whistley Green in the north. Proposed developments in and around an AOSC are subject to more stringent design and planning constraints, with councils seeking to maintain the existing landscape, such as woodlands, open spaces, or historic building patterns. *This application can't be evaluated for impact on the AOSC as a detailed design hasn't been submitted and is unknown at this time.*

**Harm to Hursts heritage assets.** 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.*

**Inadequately addresses 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 applicants 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 **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.*

When commenting [here](#), please don't forget to choose the correct option on the screen, to match your comments – Object, Support, or General Observation.

Please note: Due to essential maintenance on the WBC Planning Portal, between Friday 27 February and Monday 2 March you will be unable to view planning documents or post comments.

Thank you.

NHVS Planning Group.

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24 February 2026

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NHVS Planning Group.

---

Broadwater Fields Group

Email: broadwaterfields@gmail.com

18th February 2026

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**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**

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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.

### **Housing Land Supply**

Wokingham Borough Council (WBC) currently has a 2.5-year housing land supply, which usually triggers a presumption in favour of sustainable development in planning decisions. Although the new Local Plan is not yet adopted, it is at an advanced stage with its strategic sites considered to be sound, this can be taken into consideration when determining opportunistic, speculative applications. A proposal for 5 to 7 homes will make a minimal contribution to the housing supply and does not include affordable housing to benefit local residents.

### **Key Objections to this Application:**

1. **Settlement Boundary:** The Site is outside Hurst's settlement boundary in designated countryside. It is divided into two sections in Broadwater Lane and Hogmoor Lane connected by an internal access road running across a large open field.
2. **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.
3. **Access:** The proposed bell mouth access from Broadwater Lane into the Site would be 15 metres wide, it is situated within the Hurst Area of Special Character and would require significant vegetation loss affecting this section of the Green Route Enhancement Area.
4. **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.
5. **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.

6. **Flooding:** 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.
7. **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.
8. **Amount of Development.** The Inspector found that the Site was sustainable for a small number of houses however if you wish to refer to your experiences of living in Hurst and the limited transport, services and facilities please do so.

**To Send Your Objections to PiP Application [260353](#) by Saturday 7th March 2026**

Please go to Wokingham Borough Council Planning Portal – Search Planning Applications by Details – Enter the Application Number [260353](#) and go to the blue Comment Box where you can enter your details. Please select the 'Object' box before you make your comments.

You can also email your objection to [planning.enquiries@wokingham.gov.uk](mailto:planning.enquiries@wokingham.gov.uk). Please check that your letter has been uploaded onto the planning portal. Thank you so much for your support

**From:** [Connie Davis](#)  
**To:** [Stuart Garnett](#)  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane  
**Sent:** 03/03/2026 14:32:37

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Hello Stuart,

I hope you are well.

Just to update that I am still awaiting a couple of key consultation comments, notably from our Tree & Landscaping Officer and Built Heritage Officer. In light of the previous scheme and the issues raised, these consultation comments are of importance here and I am chasing these. As mentioned previously, I am out of the office after today, returning on 16<sup>th</sup> March where I will look to progress then and hope to be in receipt of the required comments to help make an informed recommendation.

Just to also advise that this application has been called to the Planning Committee in the event of an officer recommendation of approval. The listing request has been made by the ward member, Cllr Stephen Conway, and is visible as a comment on the public website.

Speak again in due course.

Best wishes,  
Connie

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**From:** Connie Davis  
**Sent:** 17 February 2026 17:54  
**To:** stuart@shorewoodhomes.co.uk; 'Chris [REDACTED]'  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

Hi Stuart and Chris,

Many thanks for your replies.

All noted about the visit and site conditions - I will carry out the visit at some point this week, or at the latest next Monday.

Thanks also for letting me know about the cutting of the vegetation - this sounds more a civil matter rather than planning, however it is useful to be aware of nevertheless and if any queries are raised by tree officers.

Regarding the extension of time, I can agree to 27<sup>th</sup> March, and I will ensure to do my best to meet this date. However, after a period of leave there is inevitably a period of catching up to do. I will then have to review all consultation responses and finalise my report and recommendation so apologies if meaningful feedback on the scheme is only provided close to when the decision should be/ is issued. I will give consultees a nudge in the meantime.

Many thanks to you both once again.

Best wishes,  
Connie

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**From:** Chris Zeal [REDACTED] >  
**Sent:** 17 February 2026 10:07  
**To:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>  
**Cc:** Stuart Garnett <[stuart@shorewoodhomes.co.uk](mailto:stuart@shorewoodhomes.co.uk)>  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

You don't often get email from [REDACTED] [Learn why this is important](#)

**WARNING!**

For the attention of  
WBC, Optalis, WHL, BCSolutions and  
Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Connie,

There's no problem with you carrying out an unaccompanied site visit. And if you're happy to climb the gate and enter the field, by all means do so. There are some pregnant Ewes in the righthand section of the field (you'll see the field is fenced into two parts) but the lefthand section is empty at the moment. The pregnant Mums won't be a problem as long as you keep a reasonable distance, although it will be the highlight of their day to have

someone coming to say hello, so they may all wander in your direction. I suggest you take wellies as the ewes are likely to have made the ground a bit muddy with all this rain.

I note that someone has chopped down the vegetation along Hogmoor Lane – on our land, without our permission – for the first time in years. This is consistent with what the objectors did on Shorewood's first application, when they did the same thing and WBC's enforcement officer, plus the police, got involved. It probably makes no difference to your assessment – but is presumably (in their view) a means of frustrating planning.

Kind regards.  
Chris Zeal

*For & on behalf of Haines Hill Estate*

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**From:** Stuart Garnett <[stuart@shorewoodhomes.co.uk](mailto:stuart@shorewoodhomes.co.uk)>  
**Sent:** 17 February 2026 08:31  
**To:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>; Chris Zeal [REDACTED]  
**Subject:** RE: 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

Connie

Good morning

Thanks for your email.

Animals are normally kept on the land so I would probably avoid going on the field. If the field is clear then you might wish to climb the gate but I copy in Chris Zeal from Haines Hill Estate.

As an EoT – is it not possible to target instead the 27 March, being a similar period of time added on reflective of your annual leave.

Regards  
Stuart

**STUART GARNETT**  
Head of Planning

M [REDACTED]  
[shorewoodhomes.co.uk](http://shorewoodhomes.co.uk)  
[Instagram](#) | [LinkedIn](#)

[View disclaimer](#)

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**From:** Connie Davis <[Connie.Davis@wokingham.gov.uk](mailto:Connie.Davis@wokingham.gov.uk)>  
**Sent:** 16 February 2026 17:19  
**To:** Stuart Garnett <[stuart@shorewoodhomes.co.uk](mailto:stuart@shorewoodhomes.co.uk)>  
**Subject:** 260353/PIP - Land North of Broadwater Lane/ West of Hogmoor Lane

You don't often get email from [connie.davis@wokingham.gov.uk](mailto:connie.davis@wokingham.gov.uk). [Learn why this is important](#)  
Dear Stuart,

I hope you're well.

I am the case officer assigned to your application at the above address.

I am writing to just you let you know that I have made a start on the reviewing of your application. I have familiarised myself with the planning history, particularly the previous refusal and subsequent Hearing appeal. I also note the Inspector's decision and reasons for dismissing the appeal.

I plan to carry out an unaccompanied site visit around the site perimeter at some point this week. Whilst I should be able to get views from the roadside, would it be possible to enter the land itself if needed? I note there is a gate on

Broadwater Lane which could be climbed over. Would this be ok, or is a specific time required to be set for me to do this? The visit should not take long and I will take some photographs.

I note this is a Permission in Principle application which has a statutory target date of 5 weeks, meaning the target date for the application is Wed 18<sup>th</sup> March. Unfortunately I have pre-booked annual leave from 4<sup>th</sup> March, and I return on 16<sup>th</sup> March. The consultation period will also only expire 7<sup>th</sup> March and so unfortunately I won't be able to review the consultation responses and make a determination on the application by 18<sup>th</sup> March. I do apologise for the inconvenience however I wanted to let you know sooner rather than later of this. As such, would it be agreeable to extend this application until 2<sup>nd</sup> April 2026?

Many thanks and I look forward to hearing from you.

**Kind regards**

**Connie Davis**

**Principal Planner, Development Management**

Wokingham Borough Council

Email: [connie.davis@wokingham.gov](mailto:connie.davis@wokingham.gov)

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Website: [www.wokingham.gov.uk](http://www.wokingham.gov.uk)



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