

# Hurst Village Society

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Founded



**28<sup>th</sup> March 2024**

**E-Mail To;** [Development.control@wokingham.gov.uk](mailto:Development.control@wokingham.gov.uk)

**For the attention of the Case Officer, Land North West of Hogmoor Lane, Hurst;  
Planning Ref No; 240583**

Dear Sir/Madam,

**Land North West of Hogmoor Lane, Hurst. Outline application for the proposed erection of 9 No dwellings and associated access (with Landscaping, Layout, Scale and Appearance reserved and only Access to be considered**

As can be seen from Wokingham Borough Council's Planning Portal the views of a group consisting of those residents living in close proximity to this site are represented by planning consultants, whose detailed objections to the proposed development, has presumably also influenced their own individual letters of objection. As planning experts they clearly challenge or directly contradict submissions made by the applicant's planning consultants in The Planning, Design and Access Statement which forms part of this application. As always Hurst Village Society (HVS) has confidence in the professional expertise of WBC's own planning officers ( who have quite properly taken part in pre-application discussions with the applicant) to take a definitive view on a number of key material planning considerations, that are in dispute, even down to the actual size of the site!! ( but nevertheless important, because Paragraph 70 of the National Planning Framework (NPPF) highlights the importance of small and medium sites, and emphasises the importance of sites which are no larger than one hectare being identified in development plans). Lack of progress in The Draft Local Plan Revised Growth Strategy, an inability to demonstrate a five year land supply and the absence of a

Hurst Local Neighbourhood Plan will also need to be taken into account by the Planning Authority when considering this application.

The HVS Committee knows that some of its members are members of the action group targeting this application, and have already made their submissions objecting to the proposals, but also is aware that a large number of members have made no comments despite details of this application being published on our web-site. Hurst Parish Council as a statutory consultee will no doubt be submitting a formal response. Whilst the HVS Committee is therefore confident that comments of the local community, in response to your public consultation, will be taken into account when reaching your decision on this application, has decided not to make any specific comments in relation to this application.

Yours faithfully,

John Osborne on behalf of The Hurst Village Society Committee