

Hurst Village Society

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9th May 2023

E-Mail To; Development.control@wokingham.gov.uk

For the attention of the Case Officer, Development Control, Wokingham Borough Council; Planning Ref No; 230811

Dear Sir/Madam,

Re; Rhoda Ryde, Dunt Lane, Hurst RG10 0TA, Planning Ref No; 230811. Full application for the proposed change of use of the land to a mixed use of residential and private equestrian and the creation of a sandbox in association with the private equestrian use.

Hurst Village Society (HVS) welcomes the opportunity to comment on the above application. On the basis of the details in the well documented Planning and Design Statement HVS supports these proposals and hopes that they are approved by the Planning Authority.

The principle of equestrian use in what is clearly the countryside, does in the opinion of The Society mean that the proposals can quite properly be considered in accordance with CP11. Likewise the design of the facilities would not in our opinion cause any detriment to the existing rural nature of the area.

The Society presumes that the Non Licensed Avoidance Measures in respect of Great Crested Newts, that forms part of the Application are acceptable to the Planning Authority who may wish to formalise this by way of a condition as part of any approval.

In conclusion The Society is happy to quote from The Planning and Design Statement; “It is considered the proposed development would contribute an efficient use of the space without adverse effect on the character of the countryside or the amenity of neighbouring residents” and thus complying in The Society’s view with the two most relevant local planning Policies CP11 and CP 3.

We hope these comments are helpful.

Yours faithfully,

John Osborne, on behalf of The Hurst Village Society