



Welcome to the last Planning Newsletter of 2022. Not surprisingly it is dominated by updates on the Land East of Lodge Road (Tape Lane) Planning Appeal Inquiry.

## Land East of Lodge Road (Tape Lane), Update on Planning Appeal Inquiry

Planning Application [220458](#)

Below is an extract from the Case Management Conference summary note which was published by The Planning Inspector;

*“18. Individuals/local residents can speak at the Inquiry but I will not want to hear repetitive evidence. If several people want to speak on similar topics they should seek to co-ordinate their statements, or perhaps elect a spokesperson or persons. Anyone wishing to speak at the Inquiry should submit a copy of any statement they intend to make to the Inspectorate’s Case Officer<sup>1</sup> ideally no later than 1 week before the opening of the Inquiry – ie, by close of play on **24 January 2023**. It would be acceptable, although not encouraged, for interested persons to provide a copy of their written statement on the day they wish to speak. Ideally I will expect to hear from interested persons on Day 1 of the Inquiry.”*

HVS will contact Hurst Parish Council to see if through their Barrister they may be able to identify the nature of any topics that individuals should seek to address that would add most weight to the Council’s case.

### **More Dates and Information;**

The Appellant has confirmed that it intends to submit a Planning Obligation to address matters raised in the Council’s Reason for Refusal 9 (Training and Apprenticeships) and 10 (Affordable Housing). An early draft of the obligation should be provided by **6th January 2023** with a final agreed draft by **17th January 2023**.

The current assumed duration of the Inquiry is 8 days; **31st January – 3rd February 2023** and **7th - 10th February 2023**

The normal sitting times for the Inquiry will be 10.00am to 5pm, on Tuesday to Thursday

and on Fridays 9.30am to 3.00 – 3.30pm. Wokingham Borough Council will be ensuring the Inquiry venue (most probably the Council Chamber at Shute End) with possible over spill accommodation will have a hearing loop and disabled access and facilities with the provision of “virtual” sessions/participation if necessary.

## **Getting to the Enquiry**

If you would like to attend but are concerned as to travel arrangements please [let us know](#) as HVS is keen to help ensure as many Hurst residents as want to are able to attend the Inquiry.

## **Additional Documents Recently uploaded to the WBC Planning Portal;**

### *Statement of Common Ground*

These are effectively where the Planning Inspector asks both the Apellant and the Planning Authority to list those issues where the two parties are in broad agreement and therefore won't form a significant part of the Inquiry.

- [Statement of Common Ground](#)
- [Appendix 1 Highways](#)
- [Appendix 2 Sustainability](#)
- [Appendix 3 Ecology](#)
- [Appendix 4 Draft Conditions](#)

Please don't be concerned that the preparation of these documents in advance of the Inquiry in any way presumes that a decision as to the outcome of the Appeal has already been made. It is standard practice in a major Inquiry such as this and is intended to assist the Inspector in concentrating on other significant issues raised.

## **Other Key Documents (mentioned in the last HVS newsletter)**

- The [Statement of Case](#) from Mactaggart and Mikel
- The [Decision Notice](#) detailing the Reasons for Refusal of the Original Planning Application from Wokingham Borough Council
- The [Statement of Case](#) from Wokingham Borough Council

## **Hurst Parish Council Rule 6 Documents**

- [Rule 6 Statement of Case](#)
- [Rule 6 Statement of Case Appendix 1](#)
- [Rule 6 Statement of Case Appendix 2](#)
- [Rule 6 Statement of Case Appendix 3](#)

For full historic and current details about the application please view the HVS [Tape Lane planning page](#).

## **OTHER PLANNING ISSUES**

### **Planning Application ([223677](#)) for 3 houses at Walden Acres on Wokingham Road**

A full application for the proposed erection of three family dwellings (two semi detached and one detached) with associated parking and amenity space. The public consultation period has been extended to 13th January. HVS will send out an email when its response has been finalised.

### **Potential Development for 24 dwellings at Willowmead Field**

Also at the Hurst Parish Council Meeting on 6th December were developers working on proposals for 24 dwellings (including 9 affordable homes) at **Willowmead Field** (between School Road and Orchard Road). No further information is available at the moment.

## **Local Plan**

Wokingham Borough Council through it's Growth Delivery Team has yet to publish the results of The Revised Growth Strategy Consultation that took place towards the end of last year and the beginning of this year.

HVS continues to comment wherever it can on a number of planning applications being submitted to The Planning Authority that may impact the community of Hurst. If ever you have any concerns about any particular development proposals please don't hesitate to contact us.

There is no doubt 2023 promises to be a busy year in terms of planning issues, but in the meantime The Society would like to wish everybody a **VERY HAPPY CHRISTMAS**. The Society and The Parents Teachers Association would like to thank the 120 people who packed the Village Hall for the recent Annual Christmas Dinner Dance and showed that if it was ever in doubt when the people of Hurst come together they really know how to enjoy themselves!

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