



Email to: east1@planninginspectorate.gov.uk

Ref; Appeal; APP/X0360/W/21/3280255

For the attention of the Inspector assigned to deal with this Appeal

19th January 2022

Dear Sir/Madam

RE: INFORMAL HEARING – Appeal by JPP Land and Redcar Investment Company Ltd.

Application 211532 Full Planning Application for the Proposed Erection of 2 no. Four Bedroom Dwellings and 2 no. Semi Detached Three Bedroom Dwellings, with Associated Site Access, Car Parking, Home Offices and Landscape on Land at the Junction of Sawpit Road and School Road.

Thank you for the opportunity to comment on the above planning appeal. Hurst Village Society (HVS) understands that our original letter of objection (much of which is reiterated here) to this application will have been forwarded directly to you by Wokingham Borough Council (WBC) in their role as the Planning Authority.

Whilst having considered the very comprehensive and inclusive Design and Access Statement and associated statements in detail, Hurst Village Society objects to the application because the development proposals are outside current development limits and therefore appear to conflict with Wokingham Borough Council's (WBC) Core Strategy Policy CP11. In addition the proposals do not satisfy any of the exceptions that permit development outside the development limit. In objecting to this application on these grounds HVS is maintaining the stance that it has taken in considering all recent applications for development outside current development limits.

However, HVS is concerned at some of the comments made by the applicant and supported by case law in relation to various restrictive policies (eg. Core Strategy policies CC02, CP9 and CP11) not being consistent with the National Planning Policy Framework, and also in relation to Housing Requirement and Settlement Boundaries being out of date, not least where a Council's ability to demonstrate and maintain a minimum five-year land supply is dependent upon sites approved in breach of countryside policies beyond defined settlement edges. These are matters on which HVS would expect a definitive response from WBC in addition to confirming that comments made in the Planning and Design Statement such as "The site is adjacent to the settlement limits of Hurst and could form a logical extension to the settlement pattern" and "There is limited access to services and facilities within Hurst. However, there is an opportunity here for a small level of development, which would relate well to the existing built-up area" are directly attributable to the Council as stated. HVS believes such clarification is urgently required so that it can properly consider any future applications and provide information and advice to individuals as they too consider their position. As the Inspector assigned to this Appeal you will no doubt be aware that WBC is currently preparing a Local Plan Update (the public consultation on which ends on the 24th January 2022) and that if as part of this process you believe that it is inevitable there will be some redrafting of the development limits to allow for the development of those sites recommended for inclusion in the Plan, then HVS assumes the appropriate weight will be given to the current status of the emerging Plan in your deliberations.

HVS is aware that the site is within an Area of Special Character and acknowledges how important it is to maintain such areas and whilst it has made clear its objections to this application, the Society hopes (that as stated in our own informal planning guidelines) that the concept of planning balance will always be properly considered in order to

prevent a situation such as now exists in Orchard Road, (very close to the application site) and where an open air storage facility is now legally operating within an Area of Special Character right in the heart of the village.

Hurst Village Society hopes that these comments are helpful to you in considering this Appeal. The Society would like to register a potential interest at this time in having an opportunity to expand on our comments by speaking at any future Informal Hearing. We understand that in any case this would only be with your agreement and is a matter that would be discussed further once a date and location for the Hearing has been finalised.

Yours faithfully,

John Osborne on behalf of Hurst Village Society