



Email to: Development.control@wokingham.gov.uk

For the attention of the Case Officer – Development Control, Wokingham Borough Council

RE: 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 application. Whilst having considered the very comprehensive and inclusive Design and Access Statement and associated statements in detail, Hurst Village Society (HVS) 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, HVC 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the National Planning Policy Framework, and also in relation to Housing Requirement and Settlement Boundaries being out of date, not least where a Council's ability to demonstrate and maintain a minimum five-year land supply is dependent upon sites approved in breach of countryside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.

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 that this application should be refused, the Society hopes that in the future the concept of planning balance might be considered in order to prevent a situation such as now exists in Orchard Road where an open air storage facility is now legally operating within an Area of Special Character.

Hurst Village Society hopes that these comments are helpful to WBC in their role as Planning Authority in considering this application

John Osborne on behalf of Hurst Village Society