

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260353
Address:	Land North of Broadwater Lane and West of Hogmoor Lane, Hurst.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane.		
Heritage Asset:	<u>on Hogmoor Lane</u> Ward Cross House– grade II listed building. Long Barn – non-designated heritage asset. Grappenhall House – non-designated heritage asset. Old Posting House – grade II listed building. <u>on Broadwater Lane</u> Elder Cottage– grade II listed building. Parkers Cottage – grade II listed building. Bower Cottage – grade II listed building. Buttercups – grade II listed building <u>on Poplar Lane</u> White Rose Cottage - grade II listed building. Hurst Area of Special Character – LPA classification (non-designated heritage asset) Under the NPPF (2024) and in the Council's Local Plan policies listed buildings are classed as designated heritage assets whilst the Council identified Areas of Special Character and buildings as non-designated heritage assets are viewed to be non-designated heritage assets.		
Site Visit Made:	Yes.		

Summary Of Recommendations

☐ **Objection** due to the reason(s) stated below.

The proposal is considered from a heritage perspective to lead to harm to setting of the designated heritage assets adjacent the site and through the development of the open land beside the Council identified Hurst Area of Special Character produce a greater level of urbanisation at Ward Cross and see a diminishment to the character setting of the Area of Special Character.

As such the proposal is considered to be contrary to the aims set out by the Council in policies TB24 and TB26 of the Managing Development Delivery Document (2014).

Less than Substantial Harm to Designated Heritage Assets and Non-Designated Heritage Assets.

This harm amounts to less than substantial harm and as such in accordance with the guidance contained in the NPPF under paragraph 215 in the case of designated heritage assets 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Whilst in the case of non-designated heritage assets the NPPF under paragraph 216 requires that 'in weighing [up] applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Should it be determined to grant permission in principle, it is advised should it be possible to include conditions to covering the boundary landscaping treatment (planting/fencing) to the site and external materials and finishes of the new dwellings and garages.

Comments On Proposal

The application is made by on behalf of Sherwood Homes whose previous scheme for 7no. detached dwelling on arable land to the northside of Broadwater Lane, between Ward Cross and Whistly Green, had been refused in 2024, with the application apparently being made to address the points made by the Planning Inspectorate in their dismal of the applicant's appeal against the Council's refusal.

In responding to this application for a permission in principle for the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings) the comments here will refer back to the previously refused scheme and the conclusions in the Planning Inspector's Appeal Decision Notice in terms of the perspective of the heritage assets that are likewise affected by this current application.

Site Context

The application site, as depicted on the Proposed Site Plan (drawing no. 8543 F04), comprises of an arcing band of land, presently in arable use, wrapping around the northwestern and northeastern sides of the curtilages to Ward Cross House and that of Long Barn, to extend along Broadwater and Hogmoor Lanes. With the sole vehicular access for the site to formed off Broadwater Lane.

Whilst the red line of the application site on the proposed site plan shows other than the point of access onto the site there to be an approximately 4 metre set back from the northern edge of Broadwater Lane, and from around the northern boundary to the Long Barn, the site otherwise abuts the northern boundary of the Council identified Hurst Area of Special Character where it is focused around the Ward Cross junction of Broadwater Lane with Hogmoor Lane, which runs off in a north-easterly direction. Around this intersection of the two roads are a several listed buildings, with Ward Cross House lying adjacent to the eastern side of the site, whilst Elder, Parkers and Bower Cottages lying directly opposite the southern boundary to

site, on the opposite side of Broadwater Lane. Further to the west of the site (approx. 90m + distance) lies the listed building called Buttercups.

That part of the site to the north-west of Ward Cross House and lying on the northern side Broadwater Lane represents around the eastern third of the land that had was previously part of the refused outline application for 7no. detached dwellings, made under 240583. On this part of the current application site along with the intended access from Broadwater Lane to the site it the proposal is for three detached dwellings, with associated garages on this part of the site.

The arching part of the site, of a partial doughnut form, lies slightly set off from the northern point of the grounds to Long Barn, is to have the development's access road running through it to connect the new housing on the Hogmoor Lane part of the application site. It is noted an attenuation basin is shown on the Proposed Site Plan, which lies to north-east and outside of the red line of the arching part of the site but with land under the same ownership.

Whilst on the arable landing to the NE of Long Barn, and fronting onto Hogmoor Lane, on which the scheme shows a proposal for a further 4no. detached dwellings and associated garages. This part of the site it is noted had previously been the subject of the 1998 refused application (981273) for 5no. detached dwellings and associated garages.

Listed Building Setting

With there being no listed buildings within the application site itself the scheme being proposed will have no direct physically impact any listed buildings. However, the development of the site would however have an impact to varying extents on the setting and context of nearby listed buildings and how they are perceived.

Whilst those listed buildings in close proximity to the application site are held to derive their significance, as designated heritage assets, from their early date and survival of early fabric. With the grounds in which they lie today being considered to be primary to their setting. The Planning Inspector in the Appeal summary for the previous scheme on Broadwater Lane having noted 'that the setting of the listed buildings has suffered some erosion through the introduction of more modern infill development on this side of Broadwater Lane.'

As with the previously refused scheme none of the existing curtilages of the listed buildings around the site would be directly affected either. That said the Planning Inspector, in their appeal decision notice, made the point that 'Historic England guidance on the setting of Heritage Assets advises that settings of heritage assets which closely resemble the setting at the time the asset was constructed are likely to contribute particularly strongly to significance.' The Planning Inspector having concluded that there was no evidence show the appeal site, which this current application site formed part of, has never previously been developed and such has always been vista the listed buildings looked out onto. The Planning Inspector stating that appeal site (of which the eastern third form part of the present application site) was closely adjacent to, a number of listed buildings and non-designated buildings of historic interest and was 'also situated within a part of the open rural hinterland of Hurst village, which historically has comprised part of its associated

farmland, and which comprises an important aspect of its historic context and setting.'

With this current application the listed property known as Buttercup, which under the refused scheme lay directly across from western have of the site, is under this current proposal the more than 90 metres west of the site and retains much of its existing wider setting in those views northwards, such are not considered overall to be adversely affected, unlike under the refused scheme.

As for those listed buildings adjacent and/or directly opposite the current application site, which constitutes the eastern extent of the land to the refused scheme, that of Ward Cross House, along with Elder, Parkers and Bower Cottages on the southern boundary of Broadwater Lane are the designated heritage assets that would likewise be affected by the current proposals. And in terms of the intended layout of the Broadwater Lane part of the site, it is believed the concerns raised by the Planning Inspector in their appeal decision statement would equally pertain here for the development intended along the northside of Broadwater Lane. The assessed impact Planning Inspector had reached in their conclusion as to the impact the appeal site that would also be the case with this current application in the case of Bower Cottage, Parkers Cottage and Elder Cottage is that the arising harm to the significance of those assets of development within their wider setting would amount to less than substantial although with Bowers and Parkers Cottage as they are directly opposite the appeal site the harm to them was said to be towards the higher end within the less than substantial category.

As for Ward Cross House itself the Planning Inspector made no reference to harm to its setting, which may be due to the appeal site being set several metres away from the boundary of that listed building. With the current scheme being both closer to western boundary to Ward Cross House and now extending around to Hogmoor Lane, it is believed in doing so the scheme will have an adverse impact to the setting of that designated heritage asset, in the order of causing less than substantial harm to it, more so than had been the case with the refused scheme.

Area of Special Character Setting

Unlike the refused scheme that would see development along the remaining strategic visible open gap along Broadwater Lane between the Ward Cross area of Hurst and the once separate community of Whistley Green, which had been one of the reasons leading to the Council refusing that scheme. That refused for development being considered to affect the setting and sense of the Hurst Area of Special Character of two historic areas once linked detrimentally visually by a string of development on the southern side of Broadwater Lane.

With this present proposed scheme, the visual gap of no development on the northside of Broadwater Lane would be largely retained, albeit away from the higher concentration of historic buildings grouped around the Ward Cross junction of Broadwater Lane with Hogmoor Lane. As such, in terms of maintain the historic visual gap is maintained but it would be in a degraded form. Whilst development of the land on Hogmoor Lane, along with that land on Broadwater Lane, is considered to result in a more built up urbanised a change in characteristics and appearance of this part of Hurst centred on Ward Cross and the historic farm on (now Ward Cross

House and the adjacent residentially converted Long Barn) to the western side of Hogmoor Lane. With respect to the open connecting land, between the two areas of development on the site, without further information on the road running through it as to whether there are to be changes to the level of the ground, embankments or bungs, there is a concern about the visibility the road may well have being visually detrimental on those in views into and out of the Area of Special Character.

Summary

As with the previously refused scheme that sought to develop the open land to the north side of Broadwater Lane it is believed that despite the now intended reduced amount of the open land to be built on, this area of land being towards Ward Cross, it believed to mean the harm in the change to the setting significance to Bowers and Parkers Cottages would compared to refused scheme is considered to be remain that the Planning Inspectors appraisal of being towards the higher end within the less than substantial harm category. As such the proposal goes contrary to objectives set out in policy TB24 of the Council's Managing Development Delivery Document (Local Plan) (2014).

In retaining an undeveloped stretch of open arable land to the northern side of Broadwater Lane unlike the refused scheme does, it is acknowledged maintain albeit greatly diminished and less clear form, the historic visual gap between Whistley Green and Hurst. Whilst the proposal to introduce new dwellings to the rear and side of the historic farmstead centred around the listed former farmhouse of Ward Cross House, and the associated convert former farm building, now a separate residential property (Long Barn), is considered however to result in greater level of urbanisation of the Ward Cross part of Hurst and see the previously open land alongside Hogmoor Lane built up on. Whilst the proposed road arching through the open land of the site between the two areas of new housing, the introduction of

As such it is concluded that with respect to the Hurst Area of Special character would be detrimental to its setting. Therefore, the proposal is considered contrary to objectives set out in policy TB26 of the Council's Managing Development Delivery Document (Local Plan) (2014).

However, in both cases with respect to the setting of the listed buildings and that of the Area of Special Character, the harm amounts to less than substantial. Therefore, in accordance with the guidance contained in the NPPF, under paragraph 215 in the case of designated heritage assets 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Whilst in the case of non-designated heritage assets the NPPF under paragraph 216 requires that 'in weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Conclusion

The scheme would it is believed prove harmful both to the setting of those listed buildings sited around Ward Cross, as well to the character and setting of that part of the Hurst Area of Special Character. As such the proposal is considered to be contrary to the aims set out by the Council in policies TB24 and TB26 of the

Managing Development Delivery Document (2014). As such from built heritage perspective the proposal is opposed to.

The harm to those to designated heritage assets (and the non-designated to) is however acknowledged to amount to less than substantial harm as established in the NPPF. As such, in accordance with the guidance contained in the NPPF under paragraph 215 in the case of designated heritage assets 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'. Whilst in the case of non-designated heritage assets the NPPF under paragraph 216 requires that 'in weighing [up] applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.'

Should permission in principle be granted, the subsequent full application should include:

- Detailed boundary and landscaping treatment for both Broadwater Lane and Hogmoor Lane.
- Proposed external materials and finishes for all new buildings on site.

Date: 24/03/26

Signed:

Keith Frost
Built Heritage Officer



Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but does not require to be sent via secure methods.

Public: Information that can be seen and used by everyone inside and outside the Council.

2022 Aerial photograph of Broadwater Lane, overlaid with extract of the 1873 edition of the OS map. (application site shaded red, listed buildings shaded beige with purple line around)



Google Streetview 2009 – view looking east across the site from Broadwater Lane in front of ‘Gee Jays’



Google Streetview 2009 – view looking west across the site from Hogmoor Lane from approx.. in front of Grappenhall House.

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