

Heritage Response KF – 22.01.2026

I agree with the conclusions reached in the heritage assessment especially with respect to Toutley Hall, being the closest heritage to the site.

No listed buildings/designated heritage assets within the immediate proximity of the application, the nearest being that of the grade II listed Hunters Lodge and Grove Cottage (respectively 920 and 925m from the site's boundary).

I note with the heritage assessment's 1km search radius appears to be from a point within the site rather than a 1km distance search measured from along the site's boundary, resulting in those two listed buildings not being considered under the assessment.

As for those other relatively close by listed buildings all appear to be well over 1km away, with those located to the north-west on the other side of the M4, are like the two mentioned listed buildings are within built up areas. Whilst the Bearwood registered park and those listed buildings in that vicinity being, well over, 1.5km from the site's boundary. Given the intervening distance, the topography and vegetation does mean development within the site is considered, very much, most unlikely to have any impact on the setting of those designated assets or those to the NW of the site that are closer.

Policy TB26 of the MDD Local Plan allows development to Buildings of Traditional Local Character, Areas of Special Character and Areas of Special Landscape Importance where it will retain and enhance the traditional, historical, local and special character of the building or area and its setting.

The site and its access are located adjacent to and to the rear of the historic former Toutley Hall. The access route is proposed to run directly adjacent to its curtilage which will bring an increased scale of activity directly next to it and change its character from an unmade, rural access to one capable of serving the quantum of development proposed.

Toutley Hall, now subdivided into Toutley Hall and Toutley Hall East has been identified by Wokingham Borough Council to be a Building of Traditional Local Character, being a non-designated heritage asset. The asset lies immediately outside of the Site's southern boundary and is the only asset potentially impacted by the proposed development through changes within its setting.

As per the submitted heritage statement, it is appreciated that the proposed development would have a limited impact and harm on the significance of Toutley Hall, and its subdivided section Toutley Hall East given the existing unmade access forms part of its setting. However, given the separation distances between the proposed built form (above the access location) the dwellings proposed would not harm the non-designated heritage asset.

In accordance with paragraph 216 of the NPPF, a balanced judgement will be required when considering applications that directly or indirectly affect non-designated assets. This is a separate 'untitled' balance than that undertaken as a part of the planning and tilted balance.