



LAND NORTH-WEST OF BROADWATER LANE, HURST, BERKSHIRE RG10 0DS

Local Authority Planning Reference: 260353

REBUTTAL DOCUMENT FOR HERITAGE: SUMMARY AND CONCLUSIONS

1. The following comments are made in conclusion to this Rebuttal Document for Heritage, and as a response to the claims made in the heritage statement submitted by the applicant in support of the latest planning application.
2. The revised Application Site is bounded on its south-western and south-eastern sides by residential properties, and by Broadwater Lane, the A321 Twyford Road. To the south-east it is partly bounded by Hogmoor Lane, and to the east and north-east it is surrounded by open farmland. It currently comprises an irregular plot of undeveloped land of 0.96ha in extent, which remains in agricultural use, and is managed as permanent pasture. The revised Application Site occupies two distinct, but internally connected elements. Of these, the western (Plots 1-3) would occupy the eastern section of the road frontage of Broadwater Lane, immediately to the north-west of Ward's Cross House, with the eastern (Plots 4-7) on the frontage of Hogmoor Lane, immediately to the north-east of Long Barn. On Broadwater Lane, the proposed development would continue to affect the settings of a number of Grade II-listed properties, including Wards Cross House, with two non-designated buildings of historic interest affected on the Hogmoor Lane side.
3. The Application Site would have no effect on the distant Hurst Conservation Area, but would directly adjoin the Hurst Area of Special Character (AOSC). The Application Site itself contains no heritage assets.
4. An application for Permission in Principle has been submitted for three detached dwellings on the northern side of Broadwater Lane, and four similar dwellings on the south-eastern frontage of Hogmoor Lane (ref. 260353). The two elements of the revised Application Site



would be linked by an access roadway leading off Broadwater Lane, with a prominent bellmouth turning apron. The proposed dwellings on the Broadwater Lane side would be set back from the road frontage, behind a landscaped strip. The elevation design of the proposed dwellings would necessarily be a reserved matter, although their scale, massing detailing and material palette are assumed to broadly accord with that of local built form.

5. A previous application, for nine detached dwellings to occupy the currently open frontage on the northern side of Broadwater Lane, was dismissed at Appeal, in October, 2025. In relation to heritage and landscape matters, the Inspector established the following points:
 - The attributes of the Site contribute positively to the settings of surrounding listed buildings;
 - This contribution would be significantly undermined by the proposed development, and would cause harm to the settings of surrounding listed buildings;
 - The level of resulting harm would be towards the higher end of less than substantial, which would be contrary to Policy TB26 of the MDLP, which requires that considerable weight be given to the preservation of the settings of listed buildings;
 - The landscape attributes of the Site include the peaceful and undeveloped character of a pastoral landscape. While not an intrinsically valuable or designated landscape, this contributes positively to the settings of listed building and the AOSC; and
 - Policy TB26 of the MDLP states that planning permission should only be granted for proposals affecting AOSCs when they demonstrably enhance the traditional, historical, local and special character of the Area.
6. While the proposed reduction in development on the Broadwater Lane frontage would partly, but not entirely, reduce the level of setting impact on Grade II-listed Buttercups and Bower Cottage, this development would remain highly visible from these two properties, and views of the reduced open landscape setting to their north would be narrowed and compromised. Notwithstanding the proposed offsetting of dwellings behind a roadside strip along Broadwater Lane, there would be little or no change in the high degree of impact to the settings of Grade II-listed Elder Cottage, Parker's Cottage and Wards Cross House. The



heritage statement produced in support of the revised scheme has considerably underestimated the effect of the reduced level of development in this location on both heritage settings and the AOSC.

7. Adverse setting impacts in these cases would be exacerbated by the prominent bellmouth opening onto Broadwater Lane, and by resulting additional traffic movements and activity. It is therefore confidently asserted that a comparably high level of less than substantial harm to the setting and significance of Parker's and Elder Cottages, and of Wards Cross House, would apply equally to the revised scheme.
8. The proposed four dwellings within the eastern element of the Site would face onto Hogmoor Lane, and would considerably detract from the quiet rural aspect of this road and the direct views of open countryside on its north-western side. These views, and open rural surroundings, contribute importantly to the settings and significance of non-listed Long Barn and Munfin House, both of which are of historic interest. Such development would also have a more limited effect on the wider rural setting of adjacent Grade II-listed The Old Posting House, on the south-eastern side of Hogmoor Lane.
9. The revised Application Site directly abuts the AOSC, and would be included within an important part of its rural setting and context, and one which is closely related to the historic development and character of Hurst village. The proposed development would therefore fail to comply with the special character and historic landscape context of the AOSC, and would conflict with Policies TB21 and TB26 of the MDLP. The proposed development and its essentially suburban character, would be directly visible from neighboring parts of the AOSC and its component historic buildings, and would greatly detract from the quality of such views and perceptions of the historic landscape setting and context of the wider village.
10. The area of open farmland to the north of Broadwater Lane comprises a significant historic settlement gap, which identifies Hurst as a spatially distinct village settlement. Any erosion of this existing gap would render the balance of undeveloped land vulnerable to future infill



development, with the risk of ribbon development completely removing the existing open rural distinction between Hurst village and Whistley Green.

11. Far from ameliorating adverse effects on heritage settings and the AOSC, the revised application would simply displace an element of proposed development footprint to the north-east, with little, if any, reduction in aggregate setting impact. The revised application has consistently failed to acknowledge the extent and degree of resulting effects on heritage settings, and on the contribution made to the AOSC by its existing rural landscape context.
12. Contrary to the views expressed within the applicant's supporting heritage statement, the revised scheme would result in unacceptable adverse effects to the wider landscape settings of a number of designated and non-designated historic buildings, and of the Hurst Area of Special Character. It would also erode an area of open farmland on the margins of the village which is integral to its historic landscape context, and which forms an important settlement gap between Hurst and an adjoining village. The level of harm to heritage assets and landscape resulting from the is assessed as being towards the higher end of less than substantial. This Rebuttal Document for heritage, and Summary, therefore strongly endorse the assessments and opinions expressed in earlier assessments (RHC 2024), and the comments made in the Inspector's report of October, 2025. The revised scheme would also conflict with the requirements of the National Planning Policy Framework and Policies TB21, TB24 and TB26 of the Wokingham Borough MDLP.

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