

Appeal 6011047

Appeal questionnaire

Submitted on 15 June 2026.

Appeal type	Full planning
Appeal site	Land north of Broadwater Lane and West of Hogmoor Lane, Hurst, RG10 0DY
Appellant contact details	Stuart Garnett stuart@shorewoodhomes.co.uk +447500070299
Application number	260353

Constraints, designations and other issues

Is a planning appeal the correct type of appeal?	Yes
Changes a listed building	No
Affects a listed building	Yes
Listed Building	1312957 II HUNTERS LODGE
Listed Building	1136013 II HUNTSMANS COTTAGE
Listed Building	1117399 II BUTTERCUPS
Listed Building	1136017 II PARKERS COTTAGE
Listed Building	1117408 II OLD POSTING HOUSE
Listed Building	1117441 II ELDER COTTAGE
Listed Building	1117398 II BOWER COTTAGE
Affects a scheduled monument	No
Conservation area	No
Protected species	No
Green belt	No
Is the site in a national landscape?	No

Designated sites	No, it is not in, near or likely to affect any designated sites
Tree Preservation Order	Yes
Tree Preservation Order extent	TPO-1788-2021.pdf (/document/d1e46fd8-70f2-454e-8133-029965fb6a68)
Gypsy or Traveller	No
Public right of way	No

Environmental impact assessment

What is the development category?	Other
Issued screening opinion	No
Did the applicant submit an environmental statement?	No

Notifying relevant parties

List of neighbours' addresses that you notified about the application	Consulte list - Consultation stage.pdf (/document/fc26a451-9de8-4afe-a3d7-2cf95071dd15)
Type of notification	Letters or emails to interested parties
Letter sent to neighbours	Consultation Neighbour General Sent.pdf (/document/8e5133a4-16a7-4bc1-89e4-57a2d0729ad1)
Appeal notification letter	Consultee letter - PINs.pdf (/document/7f3452bd-d4ea-4483-a611-3a96a891e073) Consultee list - PINs.pdf (/document/69583f51-6064-4d63-b353-95b4b0a310dd)

Consultation responses and representations

Statutory consultees	Yes WBC Built Heritage Officer WBC CIL WBC Cleaner and Greener WBC Drainage WBC Ecology WBC Ecology Newts WBC Economic Prosperity & Place (Community Infrastructure) WBC Education (School Place Planning) WBC Environmental Health WBC Highways WBC Landscape and Trees
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Responses or standing advice to upload

Yes

Upload the consultation responses and standing advice

[Env Health Response.docx \(/document/f9ba719a-5449-4a7d-8e12-00a3dbdd221a\)](#)
[WBC Built Heritage Officer.docx \(/document/e29aec41-2c45-40dc-a64e-1bc9a581b024\)](#)
[Berkshire Archaeology consultation response 2026.02.17.pdf \(/document/b5921e1f-f2df-4e74-8429-56bcaf458c18\)](#)
[Highways response.docx \(/document/8bc860c4-7e97-4015-9232-62059084ec13\)](#)
[Ecology Response 1 - LA.Docx \(/document/a25880a3-699e-42df-8204-acbce2e5b658\)](#)
[NatureSpace.pdf \(/document/c57677c6-8ffb-4fce-b42f-b03f7fa19ae1\)](#)
[Drainage Response 1_BN.docx \(/document/f1caa0b6-51ca-427d-a166-c11e19510e49\)](#)
[CIL Comments.Docx \(/document/902fc4a0-bc71-4982-bb5c-daca17c655fc\)](#)
[Affordable Housing.docx \(/document/8c2425c5-5520-4332-964a-f4ba3d577805\)](#)
[WBC Trees & Landscaping.docx \(/document/3dbe8ccf-4b2a-4b54-a6df-fdf006bf5ee1\)](#)

Representations from other parties

Yes

Upload representations from other parties

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Planning officer's report and supporting documents

Upload planning officer's report

[Decision Notice PIP.pdf \(/document/3f28c3e2-17d9-4b73-befe-5fa97eabe919\)](#)
[Signed Officer Report.docx \(/document/c4c1d4b0-2307-47c6-b449-7b2bf2591205\)](#)
[Site visit photos.docx \(/document/f7e2603a-c1bc-4cc3-8b66-9f34fe3d3657\)](#)

Do you have any relevant policies from your statutory development plan?

Yes

Policies from statutory development plan

[TB07 MDD Local Plan.pdf \(/document/a2e459e3-30ce-40f7-ba88-055e26d4537b\)](#)
[TB21 MDD Local Plan.pdf \(/document/23ed1142-24b6-4969-a744-0fa59d7d9e13\)](#)
[CP17 - Core Strategy.pdf \(/document/c1f6cce1-f09b-4207-96fb-159710eecd68\)](#)
[CC10 MDD Local Plan.pdf \(/document/168d1b42-5142-43e9-9b02-16f7e5144729\)](#)
[TB23 MDD Local Plan.pdf \(/document/3812a2d7-36b6-4edd-b0e3-216e700f956a\)](#)
[CC04 MDD Local Plan.pdf \(/document/c3f585d4-928f-4e78-9fe7-219482d46037\)](#)
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[CP2 - Core Strategy.pdf \(/document/6e6d9673-a8c4-4207-bbee-31d63d241182\)](#)

[TB24 MDD Local Plan.pdf \(/document/ce031d15-d899-4ad7-8d58-34b4f26de6e8\)](#)
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[Adopted MDD February 2014 front cover.pdf \(/document/fa772c21-a731-482f-8d06-d2cfa6cda69e\)](#)
[CP9 - Core Strategy.pdf \(/document/713cb998-dde9-4e04-9846-da8bef9a8501\)](#)
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[CP5 - Core Strategy.pdf \(/document/d3950e9b-dee6-4d22-ab75-e851184ac3c2\)](#)
[CP6 - Core Strategy.pdf \(/document/2e3cba68-306d-41d0-a517-f0b335b41cb4\)](#)

Emerging plans

Yes

Upload emerging plan and supporting information

[Emerging Local Plan.pdf \(/document/3786c735-ac67-4a2b-aa15-fc9557f9a447\)](#)

Do you have any other relevant policies?

Yes

Upload any other relevant policies

[Joint Minerals and Waste Plan \(Adopted version\).pdf \(/document/44d69f93-d789-4cac-8e5c-67f0f0180c27\)](#)
[Design for Hurst.pdf \(/document/a5040eae-7139-4ec9-a138-fa7a88be9cc5\)](#)

Supplementary planning documents

Yes

Upload supplementary planning documents

[Adopted Affordable Housing SPD July 2013.pdf \(/document/2fca2284-529b-4338-bea1-952c346aa39b\)](#)
[Borough Design Guide Interactive SPD~.pdf](#)

[\(/document/c56a3151-75a9-47cf-8d92-a4284c359a5e\)](#)
[SPD on Sustainable Design and Construction.pdf \(/document/d43aa11b-df4c-4b98-9f27-a4cc092368ed\)](#)
[SPD on Sustainable Design and Construction Guidance Note.pdf \(/document/157bd54f-2749-4eae-ae00-a80f555b9d\)](#)

Community infrastructure levy

Yes

Upload your community infrastructure levy

[CIL Frequently Asked Questions.pdf \(/document/190e0950-22e0-4359-821a-7dbad972f2ef\)](#)
[WBC Adopted Regulation 123 List Document - Jan 2017.pdf \(/document/26db58e9-79e2-42ae-b27b-8249af50c114\)](#)
[CIL Charging Schedule February 2015.pdf \(/document/2770385d-8fef-4129-8818-c6b2c4eb60b0\)](#)

Community infrastructure levy formally adopted

Yes

Date community infrastructure levy adopted

6 April 2015

Site access

Access for inspection

Yes

The majority of the site is clearly visible from public land, however, given the raise in land levels entry to the site is necessary y to view its northern extent

Will the inspector need to enter a neighbour's land or property?

No

Potential safety risks

Yes

There is open grazing of cattle and agricultural activities

Appeal process

Procedure type

Written representations

Appeals near the site

No

Extra conditions

Yes

to be addressed in the SOC