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HERITAGE STATEMENT

In respect of

**Land at Broadwater Lane and Hogmoor Lane, Hurst
Berkshire**

On behalf of

Shorewood Homes

AHC REF: SW/10250

Date: January 2026

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CONTENTS

1.0 INTRODUCTION AND SCOPE OF REPORT	5
2.0 THE SITE AND HISTORICAL BACKGROUND.....	8
2.1 Description	8
2.2 Historical background	9
3.0 DESIGNATED HERITAGE ASSETS	15
3.1 Scope	15
3.2 Significance (including the contribution of setting)	16
4.0 NON-DESIGNATED HERITAGE ASSETS.....	29
Area of Special Character	29
Buildings	32
5.0 IMPACT ASSESSMENT	35
5.1 The proposals	35
5.2 Impact on heritage assets	36
6.0 SUMMARY AND CONCLUSION	42

FIGURES

Fig.1: John Rocque's map of Berkshire, 1761	9
Fig.2: Hurst tithe map, 1840	10
Fig.3: 1883 OS map (surveyed in the 1870s)	12
Fig.4: 1912 OS map (revised in 1910)	13
Fig.5: 1934 OS map (revised 1932)	14
Fig.6: 1967 OS map	14
Fig.7: The Village Centre (Hurst) Area of Special Character	

PLATES

Plate 1:	Looking north-east into site from gated access on Broadwater Lane (eastern fenced boundary to right)
Plate 2:	Looking north-west into site and beyond from gated access on Broadwater Lane
Plate 3:	Looking north-east into the site from Broadwater Lane
Plate 4:	Looking north into the site from Broadwater Lane
Plate 5:	Looking east towards the site from Broadwater Lane
Plate 6:	Looking east towards the site from Broadwater Lane
Plate 7:	Looking north-east into the site from Broadwater Lane
Plate 8:	Fenced boundary to Ward's Cross House
Plate 9:	Fenced boundary to Ward's Cross House and Long Barn (eastern boundary of site)
Plate 10:	Looking south-west along Hogmoor Lane (site boundary to right, with Long Barn beyond)
Plate 11:	Looking west across site from Hogmoor Lane
Plate 12:	Looking north-east along Hogmoor Lane (site to left)
Plate 13:	Huntsman's Cottage to left; the site lies beyond the two trees seen in the distance, right of centre

-
- Plate 14: Buttercups, as glimpsed from Broadwater Lane
- Plate 15: Looking south-east along Broadwater Lane past fenced garden boundary of Buttercups (the site lies beyond the tree seen just right of centre)
- Plate 16: Looking north-west along Broadwater Lane with the fenced boundary to Buttercups seen beyond the hedge and driveway opening on the left, facing over the field to right
- Plate 17: Bower Cottage
- Plate 18: Looking north-west along Broadwater Lane – Hope Cottage to left, beyond which the roof of Bower Cottage is visible and then the gable end of Victoria House beyond
- Plate 19: Looking south-east along Broadwater Lane, showing (from left to right) the later extension to Parkers Cottage; Hope Cottage, Bower Cottage and Victoria House) (Google, May 2023)
- Plate 20: Late 20th-century infill development to right (west) of Victoria House, with early 20th-century Aylesford Villas to right beyond (Google, May 2023)
- Plate 21: Looking south-east along Broadwater Lane – site to left beyond tree and Bower Cottage to right
- Plate 22: Site to left, driveway and boundary to Bower Cottage to right
- Plate 23: Parkers Cottage and 20th-century extension to right (roof and chimney of Elder Cottage seen beyond to left) (Google, May 2023)
- Plate 24: Parkers Cottage (with late extension to right), viewed from field gate into application site in December 2023. Wall to left encloses the garden of Elder Cottage.
- Plate 25: Parkers Cottage (December 2025, during works), with application site boundary to right
- Plate 26: Looking south-east along Broadwater Lane with site to left and 20th-century extension to Parkers Cottage to right
- Plate 27: Elder Cottage as seen from Broadwater Lane in front of the field gate into the site
- Plate 28: Looking north-west along Broadwater Lane, with gates to Elder Cottage to left and fenced boundary to Ward's Cross House to right, with site beyond
- Plate 29: Extended side elevation of Elder Cottage, in context with adjoining historical field access
- Plate 30: The long fenced boundary to Hunter's Lodge/Ward's Cross House, opposite Elder Cottage
- Plate 31: Elder Cottage as seen from the inset field gate to the application site
- Plate 32: Side elevation of Huntsman's Lodge/Ward's Cross House as seen from Broadwater Lane
- Plate 33: Looking north-west along Broadwater Lane towards Huntsman's Lodge/Ward's Cross House at junction with Hogmoor Lane
- Plate 34: Looking north-west along Broadwater Lane along part of boundary to Ward's Cross House (site beyond)
- Plate 35: Looking from Hogmoor Lane towards Hunter's Lodge/Ward's Cross House to left, with Long Barn to right
- Plate 36: Shared vehicular entrance to Hunter's Lodge/Ward's Cross House and Long Barn on Hogmoor Lane
- Plate 37: Long Barn, looking past south-western corner of Hogmoor Lane part of site
- Plate 38: Long Barn to Hogmoor Lane
- Plate 39: Looking across corner of site towards rear elevation of two-storey element of Long Barn
- Plate 40: Driveway entrance to the Old Posting House
- Plate 41: Looking north along Hogmoor Lane (Long Barn to left and end of long outbuilding range to Old Posting House to right)

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- Plate 42: Glimpse towards The Old Posting House over pedestrian gate onto Hogmoor Lane
- Plate 43: Munfin (formerly Grappenhall) House
- Plate 44: Looking south-west along Hogmoor Lane past Munfin House (site to right)
- Plate 45: Looking north-east along Hogmoor Lane past Munfin House (site to left)
- Plate 46: Looking north-east along Hogmoor Lane past Long Barn (site lies beyond)
- Plate 47: Looking south-west along Hogmoor Lane towards Long Barn (site to right)

1.0 INTRODUCTION AND SCOPE OF REPORT

- 1.1 This report has been prepared and written by Sarah Watt, MCIfA, Director of Asset Heritage Consulting Ltd, on behalf of Shorewood Homes. Its purpose is to provide an assessment of the potential impact on the historic built environment of developing a site that includes land north of Broadwater Lane and land west of Hogmoor Lane in Hurst, Berkshire (hereafter referred to as the 'application site' or 'site'). The report considers an application for Permission in Principle for up to seven new dwellings.
- 1.2 The part of the site lying north of Broadwater Lane was encompassed by a larger site north of Broadwater Lane for which an outline application was made by Shorewood Homes for nine new dwellings. This was refused by Wokingham Borough Council on 29th November 2024 (ref: 240583). A subsequent appeal held by hearing was dismissed on 17th October 2025.
- 1.3 The revised proposal for Permission in Principle seeks to address the Planning Inspector's reasons for dismissing the appeal. The Inspector's dismissal turned primarily on his concern that the construction of the accesses to the site would risk the health of two trees, T14 and T16, potentially leading to their deterioration; and on his conclusion that the proposal would cause less than substantial harm to the significance of four Grade II listed buildings. In two of these cases (Bower Cottage and Parkers Cottage), he took the view that the harm would be at the higher end of the spectrum of less than substantial harm, and in the other two (Buttercups and Elder Cottage) that the harm would be at the lower end of the spectrum (paragraph 29 of the Appeal Decision).
- 1.4 The Inspector also considered (paragraph 34 of the Appeal Decision) that there would be harm arising to the significance of the Hurst Area of Special Character ('AoSC'), a non-designated heritage asset, primarily through the risk of deterioration of the two trees which he considered to contribute positively to the AOSC.
- 1.5 While the Inspector identified a number of benefits arising from the proposal, he concluded that these did not outweigh the harms he identified.

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- 1.6 In order to remove the identified risk to the trees and reduce the identified harm to designated heritage assets, the current scheme encompasses a different site area; it omits around two-thirds of the land which was encompassed by the previous site north of Broadwater Lane and incorporates land off Hogmoor Lane that was not previously included.
- 1.7 The previous application was supported by a Heritage Statement prepared in February 2024. The content of that report, where relevant, forms the basis of the current report, but the assessment now reflects the new proposals and takes into account the judgements on heritage impact made by the Planning Inspector on the 2024 scheme.
- 1.8 The site remains outside the Hurst Conservation Area, which lies c.1km to the south and has no relationship with the site. This was not a matter in dispute under the appeal and there is no reason why it should be under the current application. There are several listed buildings in proximity to the site. The site lies outside but adjoining the AOSC boundary.
- 1.9 While my assessment of the heritage impact of the appeal scheme reached a conclusion of no harm arising to heritage assets, the Inspector's different position on this harm is taken as the starting point for the current assessment, which includes an examination of the ways in which his concerns have been addressed by the present application for Permission in Principle.
- 1.10 The assessment of setting contained herein is implicitly based on the guidance provided by Historic England in *The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3* ('GPA3'; 2nd edn December 2017). This document explains that setting is not itself a heritage asset; its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance. As the PPG accompanying the NPPF amplifies, an assessment of the impact on setting needs to take into account the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 1.11 The staged approach to the assessment of setting outlined in the guidance is implicitly followed here. Those heritage assets with the potential to be affected

by the proposed development are identified (Stage 1); the contribution of the settings of the assets to their significance (and/or to the ability to appreciate that significance) is assessed (Stage 2); the effects of the proposed development on that significance or on the ability to appreciate it are assessed (Stage 3); and the mitigation of any identified harm is considered (Stage 4).

- 1.12 The two-part approach of properly understanding significance and then evaluating the potential impact of proposals upon it is in line with good conservation and planning practice advocated in English Heritage's (as was) Conservation Principles (2008) and formally expressed in the government's policies on conserving and enhancing the historic environment set out in the National Planning Policy Framework (NPPF) and supported by the Planning Practice Guidance (PPG).

2.0 THE SITE AND HISTORICAL BACKGROUND

2.1 Description

- 2.1.1 The application site is in the large parish of St Nicholas Hurst, east of Reading and north of Wokingham, which historically included the Liberties of Whistley, Broad Hinton, Newland, and Winnersh, and the villages of Twyford and Bearwood, as well as Hurst itself in the centre of the parish.
- 2.1.2 The site has an area of 0.95ha and comprises two main elements, joined by a connecting element that will provide internal access between them. The western parcel (**Plates 1 & 2**) broadly encompasses the eastern third of the previous appeal site, part of a broadly level pasture field with a frontage (and southern boundary) to the north side of Broadwater Lane, which connects the village of Hurst with Whistley Green immediately to the north-west. This boundary is separated from the road by a grass verge lined with trees and other vegetation (**Plates 3-7**). There is an existing field access at the south-eastern corner, with recessed field gate. The opposite side of Broadwater Lane is lined with houses of varying date of construction, including a number of listed buildings.
- 2.1.3 The eastern boundary of this parcel comprises the fenced rear garden boundaries to Ward's Cross House (Grade II listed) and Long Barn (**Plates 8 & 9**). The western boundary is not marked by any feature on the ground. The northern boundary in part follows an existing tree- and hedge-lined field boundary. The boundary then continues unmarked on the ground to enclose the central, linking, part of the site.
- 2.1.4 The eastern parcel of the site has its eastern boundary to Hogmoor Lane (**Plates 10-12**). It is separated from the carriageway by a wide grass verge, ditch and a hedgerow. Telegraph poles are strung out along the boundary. The southern boundary corresponds with the boundary to the plot containing Long Barn, comprising in part a high brick wall surmounted with timber trellis fencing, and in part close-board timber fencing. The northern boundary coincides with the boundary of the plot containing Apple Tree Cottage on Hogmoor Lane, lined with a dense high hedge and trees.

2.2 Historical background

- 2.2.1 John Rocque's 1761 map of Berkshire (**Fig.1**) shows the main foci of settlement around the church and Hurst House and its park to the south, and at Whistley Green to the north-west. The map is at a small scale but clearly shows buildings on both sides of Broadwater Lane and Hogmoor Lane.



Fig.1: John Rocque's map of Berkshire, 1761

- 2.2.2 The Hurst enclosure map of 1812 (not illustrated) reveals a similar picture, with the church (of St Nicholas), a tithe barn and almshouses at the south-eastern corner of Hurst Park, and little scattered development between here and Whistley Green, where buildings are shown along Broadwater Lane and around the green. The form of the field enclosures is generally very irregular.
- 2.2.3 On the enclosure map the area now encompassed by the application site forms part of a field enclosure against Broadwater and Hogmoor Lanes, with a highly irregular northern boundary, which has both a meandering and angular course. Land to the north is shown to belong to Lady Eyre.
- 2.2.4 The 1840 tithe map (**Fig.2**) presents a more detailed picture of the field enclosures around the site and shows some further but limited development along Orchard Road, School Road and at the northern end of Tape Lane, clearly

showing the form of development along Broadwater Lane. Ownership and tenancy information is provided in the accompanying award. The site lies within what were Plots 287, 288 and 293, all owned by Thomas Garth Esq. and tenanted by Samuel Nicholls, the respective fields known as The Three Acres, Piddle and Pightle, and all in arable use.

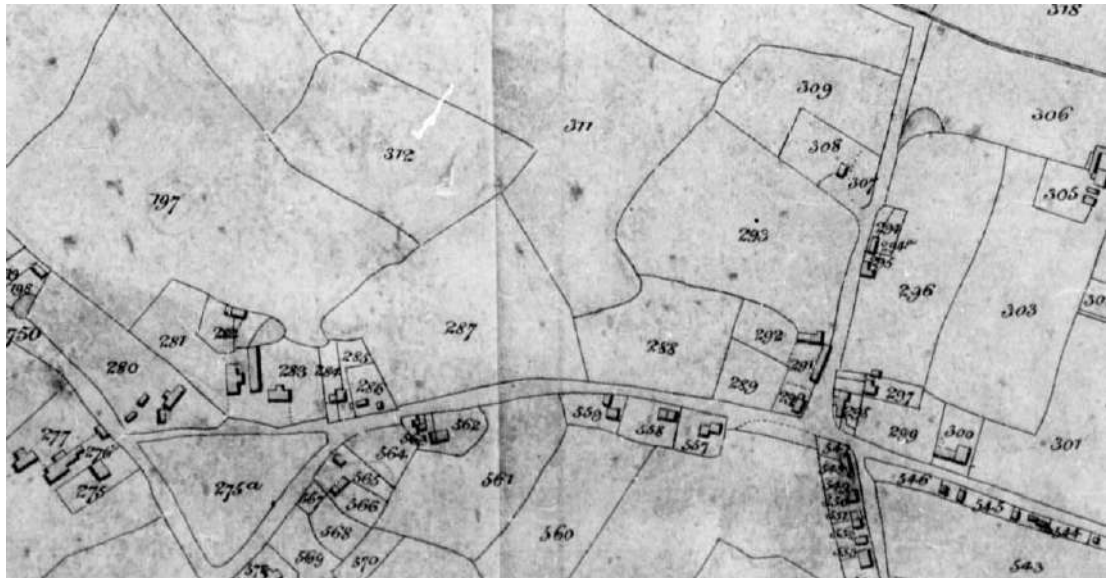


Fig.2: Hurst tithe map, 1840

- 2.2.5 Other land in the immediate vicinity (plots 289-292) were in the same ownership and occupation, including the 'house and gardens' at 290 (Wards Cross House; the property now listed at Grade II as Hunter's Lodge) and the 'Outhouse and Garden' at 291 (the now-separate property known as Long Barn), both on Hogmoor Lane. The land between these buildings and the western part of the site (plots 289 and 292) comprised an orchard and pasture known as Pightle respectively. Land to the north and north-west (plots 197, 311 and 312) was owned by John Leveson Gower Esq. (acquired from Lady Eyre since 1812). These were all in arable use.
- 2.2.6 The name of 'Samuel Nicholls MD' appears in various places on the enclosure map, as well as that of C.G. Colleton Esquire. In 1736, the Colleton family had acquired Haines Hill, the substantial property built in c.1630 by Sir Francis Windebank to the north-east in the Liberty of Broad Hinton. In 1790, on the death of James Edward Colleton, with no direct heirs, Charles Garth, the grandson of his second cousin, succeeded to the estates and took the name

Colleton (he is the C.G. Colleton referenced on the enclosure map). His descendant, Captain Thomas Garth RN, died in 1842 and the estate came into the hands of his son, also Thomas. It is clear from this that the land incorporating the site (under the ownership of Garth) was part of the Haines Hill estate.

- 2.2.7 The 1883 Ordnance Survey (OS) map published in 1883 (but surveyed in the early 1870s) (**Fig.3**) shows a similar picture to that in 1840, but by 1912 (**Fig.4**), the triangular green at Whistley Green had been built over with pairs of houses fronting onto what is now the B3030, another pair fronting onto Whistley Green road and another building on the north side fronting onto Lodge Road. Within the area of the site, a former field boundary between plots 287 and 288 had been taken out.
- 2.2.8 By 1933 (**Fig.5**), infill development can be seen along the south side of Broadwater Lane and the lane itself had been extended with a new branch from its western end running north from Whistley Green, following the line of an existing ditch, part of a system apparently feeding into the brook to the north.
- 2.2.9 Infill development on the south side of Broadwater Lane and along Hogmoor Lane continued through the 20th century (**Fig.6**).



Fig.3: 1883 OS map (surveyed in the 1870s)



Fig.4: 1912 OS map (revised in 1910)



Fig.5: 1934 OS map (revised 1932)



Fig.6: 1967 OS map

3.0 DESIGNATED HERITAGE ASSETS

3.1 Scope

- 3.1.1 The site lies c.1km north of the relatively small Hurst Conservation Area, which is focused on the nucleus of the early settlement around the church. This distance and intervening later development means that the site has no direct relationship with the conservation area, does not contribute to its significance or character and appearance and cannot be considered as part of its setting. The conservation area is thus excluded from the following assessment.
- 3.1.2 The application site is in the vicinity of a number of Grade II listed buildings. Opposite the site on Broadwater Lane are the Grade II listed Bower Cottage and Parkers Cottage with Elder Cottage to their east, just beyond the south-eastern corner of the part of the site on Broadwater Lane. Further to the west of these is the Grade II listed Buttercups. These buildings are scoped into this assessment.
- 3.1.3 North-west of Buttercups, on the north side of Broadwater Lane, is the Grade II listed Huntsman's Cottage; this is distant from the application site and separated from it by later development (**Plate 13**). It has no appreciable relationship with the application site and is therefore not considered further in this assessment (it should also be noted that this building was not referred to in the appeal decision in respect of the previous scheme, which proposed development in much greater proximity to it than the current scheme).
- 3.1.4 Between the two main elements of the site, on the corner of Broadwater Lane and Hogmoor Lane, is the Grade II listed Hunter's Lodge (now known as Ward's Cross House). Opposite this, on the eastern side of Hogmoor Lane is the Grade II listed Old Posting House. These buildings are scoped into this assessment.
- 3.1.5 All of the above listed buildings, with the exception of Parkers Cottage (which was added to the list in 1979), were listed on 17th October 1983, presumably as a result of the Accelerated Resurvey of listed buildings undertaken by English Heritage during that period.

3.2 Significance (including the contribution of setting)

Significance

- 3.2.1 In the case of all the listed buildings scoped into this assessment, their respective significance primarily derives from their age and the survival of historic fabric and vernacular form. Although the buildings have been altered and extended to varying degree, their original form and materials generally remain legible to enable an appreciation of their age and interest. While the interiors of the buildings have not been inspected as part of this assessment, it is assumed that original and otherwise historic interior fabric and fittings have also survived to a degree that contributes to 'special interest.'
- 3.2.2 The outward appearance of the buildings thus clearly expresses their age, vernacular form and materials, and status, with the ability to understand the latter attribute aided by the extent and form of the plot (setting) in which each stands – all these elements contributing to significance.

Setting

- 3.2.3 The setting of a heritage asset can also contribute to its significance. As GPA3 explains (see paragraph 1.10 above), setting is not itself a heritage asset; its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.
- 3.2.4 In all cases, the key element of the setting of each respective listed building comprises its own well-defined garden setting, in most cases reflecting its historic curtilage. With the exception of Parkers Cottage, it is characteristic of the buildings that they are set well back from the street frontages within private gardens, enclosed by walls, fences or hedging. These well-enclosed and private settings form the spaces from which each building's significance can be most fully appreciated, in many cases only views to the upper parts of the buildings being available from the public realm.
- 3.2.5 The listed buildings also have a contemporary period relationship with each other (expressed visually by exposed timber framing) which contributes to an appreciation of their collective significance and group value as early elements of

the settlement, even though only Parkers Cottage and Elder Cottage in this group can be seen in direct conjunction with one another. Buttercups also has a clear relationship of period and form with Huntsman's Cottage to the north-west, despite their lack of intervisibility because of intervening later developments. These relationships contribute to an appreciation of the historical development of the area.

- 3.2.6 Opposite Buttercups, Bower Cottage, Parkers Cottage and Elder Cottage, on the northern side of Broadwater Lane, is the pasture field incorporating part of the application site in its eastern third. Under the 2024 scheme the larger application site included the whole of the frontage of this field to Broadwater Lane.
- 3.2.7 The Inspector on the previous appeal took the view (in relation to these four listed buildings) that the open and undeveloped land on the north side of Broadwater Lane creates a '*largely quiet, open and rural environment*' that contributes to their setting and therefore their significance. He noted, with reference to GPA3 (p.4), that this element of the setting probably closely resembles that which was present at the time the buildings were constructed and is therefore '*likely to contribute particularly strongly to significance.*'
- 3.2.8 This judgement and conclusion differed to my own view on this point, as expressed in the 2024 Heritage Statement that supported the refused scheme, but now stands on record and is thus acknowledged as the starting point for the current assessment, noting the change to the site area. However, a question must remain over the degree of contribution this element of the buildings' shared setting contributes to their respective significance; this will be important in considering the degree of harm potentially arising from the proposals under the present scheme.
- 3.2.9 In my view, the contribution of this element of the setting to the significance and 'special architectural and historic interest' of the listed buildings must be considered secondary to the significance embodied in the buildings themselves (that is, in their fabric, date and aesthetic qualities, etc.) and does not constitute a major or the primary proportion of their significance.

3.2.10 The legibility and coherence of the historic context of a rural lane populated with dispersed 17th- and 18th-century cottages has been very substantially altered by the change in character of Broadwater Lane. This is not a quiet, rural lane but the principal A-road connecting Twyford with Wokingham. This context and the infilling of the gaps between the earlier properties to provide new houses for the increasing population throughout the 19th and 20th centuries, has resulted in a less tranquil and more suburban character that is now long established.

3.2.11 The following section considers each building in turn in relation to its individual significance and its relationship to the application site.

Buttercups

3.2.12 Buttercups (list entry no.1117399) is a 17th-century timber-framed house, altered and refaced in the 18th century and later. Much of the timber framing has been covered with roughcast and a gabled bay to the left is tile-hung, but box-framing with painted brick nogging is exposed to the right. The long four-bay frontage is set at a slight angle to the lane so that it faces north rather than north-east, and the building has a deep set-back from the road (**Plate 14**).

3.2.13 The significance of this building derives principally from its early date, the survival of early fabric, and its aesthetic qualities, including the ability to appreciate its age from its outward appearance.

3.2.14 The historical setting of Buttercups has changed to a significant degree. In 1840, it stood in a roughly semi-circular plot, with a much smaller house and garden sited within the same plot immediately to its north-west, both in the same ownership but with different occupiers. By the late 19th century, the smaller property within the plot had gone and a Baptist Chapel and other buildings had been erected on the formerly vacant parcel of land to the west. By 1932, a new driveway had been laid out east of Buttercups, serving the house and a large rectangular enclosure (perhaps a nursery) laid out on the field behind the house. The driveway remains but there is now a recent housing development (Nursery Gardens) on the land behind. The Baptist Chapel has also been replaced by a late 20th-century detached house and there is other late 19th- and 20th-century development to the east.

- 3.2.15 The property was not in the same ownership or occupation of any part of the field to the north at this time, including the site at its eastern end (it did not form part of the Haines Hill Estate north of Broadwater Lane), so there is no recorded historical functional relationship between it and the site.
- 3.2.16 Buttercups lies over 100m from the south-western corner of the application site, is set back from the road behind a high fenced boundary and well-planted front garden and faces north, across the south-western corner of the field containing the site, but looking away from the site, which lies to the east (**Plates 15 & 16**).
- 3.2.17 In line with the Inspector's conclusion, the open field can be considered to represent a remnant of the historical setting of the building and thus to make a secondary contribution to the building's significance, while noting that this setting has otherwise been significantly affected by later infill development to either side.
- 3.2.18 The alignment of the building means that it faces away from the application site at the eastern end of the field and has no direct views towards it. The application site, although part of the larger field, does not in itself make any contribution to the significance of the listed building or to the ability to appreciate its significance.
- 3.2.19 The building has no relationship with the Hogmoor Lane part of the site, which does not contribute to its significance.

Bower Cottage

- 3.2.20 Bower Cottage (list entry no.1117398; note its location has been wrongly identified in the National Heritage List, with the identifying marker erroneously sited on the late 20th-century The Gables) is another 17th-century timber-framed house with tiled roof. In its original form, the building was relatively small, being of only a single storey plus attic and with a rather shorter three-bay frontage to the lane. Its timber framing and brick infill are fully exposed. This small cottage was very substantially extended to the rear in the early 20th century, in a similar style (**Plate 17**).

- 3.2.21 The building's significance derives principally from its 17th-century date and fabric and the example it provides of a smaller vernacular box-framed cottage, the form of which remains legible despite the substantial rear extensions.
- 3.2.22 The 1840 tithe apportionment confirms that the property was not in the same ownership or occupation of any part of the field to the north at that time, including the site (it did not form part of the Haines Hill Estate north of Broadwater Lane), so there is no recorded historical functional relationship between it and the site.
- 3.2.23 The historical setting of the building has been much altered by later development. Originally one of a group of only three 17th- and 18th-century properties (the other two being Parkers Cottage and Elder Cottage) on this part of the lane, this relationship and setting has been significantly diluted and changed by later infill development. In the early 20th century, Hope Cottage was built between Bower Cottage and Parkers Cottage, and Victoria House and Nos.1 & 2 Aylesford Villas were built west of Bower Cottage. These houses were typical of their period rather than reflecting local vernacular styles (**Plates 18-20**).
- 3.2.24 The gap between Victoria House and Aylesford Villas was filled by two new detached houses in the late 20th century, The Gables and The Gee Jays (**Plate 20**; again without reference to the local vernacular), and a substantial detached property (Walnut Tree Cottage) was constructed behind them, accessed from a driveway between the two. Parkers Cottage has also been substantially extended to its west side, which has removed the ability to view both Bower Cottage and Parkers Cottage together in the view south-east along Broadwater Lane.
- 3.2.25 Although Parkers Cottage and Elder Cottage can still be appreciated together, the setting of Bower Cottage in terms of its relationship to these properties has been rather more altered by these developments, affecting the ability to appreciate them as a group.
- 3.2.26 Like Huntsman's Cottage and Buttercups to the north-west, Bower Cottage has a deep set-back from the lane behind a front garden bounded by a 20th-century brick wall to the lane and evergreen hedging behind it such that only limited views to the building (primarily its roof) are available in direct views, with more

wide-ranging views (which also reveal the rear extensions) available along its driveway. The cottage has a large garden to the rear, which encompasses part of what was formerly a long field extending south-west. The key element of the building's setting today is its own land. As seen from Broadwater Lane (along its driveway), the building contributes to the ability to appreciate the historical development of the area.

3.2.27 Bower Cottage faces the application site at the eastern end of the open field north of Broadwater Lane and can be seen in conjunction with it in views from the road (**Plates 21 & 22**).

3.2.28 In line with the Inspector's conclusion, the open field can be considered to represent a remnant of the historical setting of the building and thus to make a contribution to the building's significance, while noting that this setting has otherwise been significantly affected by later infill development to either side. In my view, the contribution made by setting is secondary to the significance embodied in the building's date and fabric.

3.2.29 The building has no relationship with the Hogmoor Lane part of the site, which does not contribute to its significance.

Parkers Cottage

3.2.30 Parkers Cottage was listed a few years before the other buildings discussed in this report, on 11th September 1979. Its list entry (no.1136017) was amended when the other buildings were listed in 1983 in order to reflect a name change from The Old Post Office to Parkers Cottage (the 1840 tithe map and award in fact record that at that time the property was owned by John Parker and occupied by Thomas Parker, which is evidently from where its name derives).

3.2.31 The building is of late 18th-century date, of two storeys, and has a two-bay front elevation to the lane. Like the buildings discussed above, it is of timber-framed construction and, until recently, had painted brick infill. The paint has recently been removed and replaced with a lime render as part of a wider scheme of works (under LBC ref: 232493). The building retains a thatched roof. In terms of

its original size it stands somewhere between the small Bower Cottage and the larger Buttercups.

- 3.2.32 The building was substantially extended to the right and rear in the 1970s with a two-storey range (with higher ridgeline than the original range) with gable end to the road, connected to the original range with a two-storey linking section and with a catslide-roofed section to the right. The two ranges make for an odd juxtaposition of forms, styles and relative storey heights, almost reading as entirely separate buildings (**Plates 23 & 24**). Recent planning and listed building consents (232492 & 232493) allow alterations to the extension to improve its appearance, and the replacement of the linking extension (work that, at the time of writing, is underway).
- 3.2.33 The significance of this building derives principally from the earlier range and its surviving 18th-century fabric and character. The list entry notes that some of the original framing is exposed internally.
- 3.2.34 The 1840 tithe apportionment confirms that the property was not at that time in the same ownership or occupation of any part of the field to the north, including the site (it did not form part of the Haines Hill Estate north of Broadwater Lane), so there is no recorded historical functional relationship between it and the site.
- 3.2.35 The historical setting of the building has been much altered by later development. Originally one of a group of only three 17th- and 18th-century properties (the other two being Bower Cottage and Elder Cottage) on this part of the lane, this relationship and setting has been significantly diluted and changed by later infill development. However, the building maintains a legible relationship with Elder Cottage to its east (**Plates 23 & 24**) that has not been diluted by intervening development. This 'group' of two timber-framed buildings has value in contributing to an appreciation of the historical development of this part of the lane, and has preserved an element of the historical context of each building, which contributes to the ability to appreciate their individual historic interest and significance.
- 3.2.36 The building stands much closer to the lane than the other 17th-century cottages discussed, behind a narrow front area which was, until the recent works

commenced, separated from the carriageway by a 20th-century brick wall and iron railings. This boundary has now been removed but is to be replaced with a local stock-brick dwarf wall and yew hedging.

- 3.2.37 The building's greater proximity to the road gives it a more direct relationship with its frontage than that of the more-deeply set-back 17th-century cottages screened by high boundary treatments. The garden area to the right (west) from which it benefited in 1840 has been truncated by the construction of the early 20th-century Hope Cottage, but the length of the garden to the rear appears similar.
- 3.2.38 Parkers Cottage faces the application site at the eastern end of the open field north of Broadwater Lane and can be seen in conjunction with it in views from the road (**Plates 25 & 26**).
- 3.2.39 In line with the Inspector's conclusion, the open field can be considered to represent a remnant of the historical setting of the building and thus to make a contribution to the building's significance. In my view, the contribution made by setting is secondary to the significance embodied in the building's date and fabric.
- 3.2.40 The building has no relationship with the Hogmoor Lane part of the site, which does not contribute to its significance.

Elder Cottage

- 3.2.41 Elder Cottage (list entry no.1117441) has 16th-century origins, with 17th-century fabric and extensions dating from the early 18th and 20th centuries to the left and rear, which have significantly increased its footprint. It is of two storeys with tiled pitched and hipped roofs, part timber-framed and part brick, incorporating planted-on timbers with colour-washed roughcast to the later additions. The extensions were undertaken in similar style to the original and have resulted in a large and characterful building with central gabled projection dividing the two principal roof structures of the front range. The list description notes that most of the timber frame is exposed internally. The building is set back from the road (**Plates 27 & 28**).

- 3.2.42 The significance of this building derives principally from its early date and surviving fabric, and what this reveals of the evolution of the building over the last 450 years or so. The building is the last historic building in the 'group' on this side of Broadwater Lane, with a run of late 20th-century bungalows extending to the east between it and Peacocks, a Grade II listed 17th-century timber-framed cottage at the junction with School Road.
- 3.2.43 The 1840 tithe apportionment records that, while the property was owned by Thomas Garth, it was occupied by Henry Sharpe as a house and gardens and there is no recorded historical functional relationship between it and the site.
- 3.2.44 The historical setting of the building has been much altered by later development. Originally one of a group of only three 17th- and 18th-century properties (the other two being Bower Cottage and Parkers Cottage) on this part of the lane, this relationship and setting has been significantly diluted and changed by later infill development. However, the building maintains a legible relationship with Parker Cottage to its west (**Plates 23 & 24**) that has not been diluted by intervening development. This 'group' of two timber-framed buildings has value in contributing to an appreciation of the historical development of this part of the lane and has preserved an element of the historical context of each building, which contributes to the ability to appreciate their individual historic interest and significance.
- 3.2.45 The primary setting of Elder Cottage comprises its well-proportioned garden to the front, west and rear. To Broadwater Lane, this is very strongly defined by a long and high brick boundary wall and hedge, and high timber gates, allowing only glimpses in of the building (see **Plates 27 & 28**). Immediately east of the building is a gap between it and the neighbouring bungalow, comprising a grass strip with farm gate providing access to the field behind (**Plate 29**). This is a historic access, shown on the 19th-century mapping, and contributes to the visual setting and character of Elder Cottage, retaining a degree of rural context, and providing a gap between historic and modern development.
- 3.2.46 The building faces across Broadwater Lane to the close-boarded timber fence (lined behind with trees and coniferous and other hedging) around the plot

associated with Ward's Cross House (formerly Hunter's Lodge; listed at Grade II) (**Plates 28 & 30**).

3.2.47 A small part of the north-western edge of the plot associated with Elder Cottage is opposite the south-eastern corner of the application site (**Plate 31**) but the building itself does not directly overlook the site. In my view, the contribution the site makes to the significance of Elder Cottage as a remnant of its wider historical setting is thus very limited.

3.2.48 The building has no relationship with the Hogmoor Lane part of the site, which does not contribute to its significance.

Hunter's Lodge (Ward's Cross House)

3.2.49 Hunter's Lodge (list entry no.1312957) was formerly a farmhouse but is now a purely domestic dwelling (**Plates 32 & 33**). It was built in the 17th century, is of two storeys, and is part timber-framed with painted brick infill and part painted pebbledash. It has hipped tiled roofs and is of T-plan form with a projecting single-bay timber-framed wing to the rear. The list description notes that the interior contains some exposed timber framing and an inglenook fireplace. The building fronts onto Hogmoor Lane, from which it is set back within its plot.

3.2.50 The building's significance derives primarily from its 17th-century origins and surviving fabric.

3.2.51 In 1840 the property had some connection to the land within the site (albeit as part of a much larger agricultural tenancy), all being in the ownership of Thomas Garth as part of the Haines Hill estate, and tenanted by Samuel Nicholls, who it appears lived at the farmhouse. The land was in arable cultivation. Between the house, outbuildings and gardens and the western and central parcels of the site were an orchard and a pastoral enclosure, which have since become incorporated into the gardens of Ward's Cross and the adjoining residential conversion known as Long Barn. The plots associated with these properties are now divorced from the site by high close-board fencing and other means of enclosure and there is no longer any actual or perceptible functional connection between the former farmhouse and the land within the site.

- 3.2.52 The listed building has a robustly enclosed setting, with a mixture of high stone walling, close-board fencing and densely hedged evergreen boundaries on all sides (**Plate 34** and see **Plates 8, 9 & 30**). The upper part of the long, extended southern side elevation of the building can be glimpsed from Broadwater Lane in the winter months when the trees which normally largely conceal it are not in leaf. While there are glimpsed views towards the property from Broadwater Lane and more open views towards its immediate neighbour, Long Barn, from Hogmoor Lane, the enclosure of their adjoining plots is robust and the buildings have no obvious continuing relationship with the land.
- 3.2.53 Views to Ward's Cross House from the junction of Broadwater Lane and Hogmoor Lane are largely obstructed by the high stone boundary wall and tall evergreen hedging above it, while views looking south from Hogmoor Lane are primarily towards a later two-storey rear extension and partly obstructed by a high rendered boundary wall.
- 3.2.54 The key element of the historical setting of Ward's Cross House was the adjoining former agricultural yard (described as outhouses and gardens in 1840), which has since been divided off and converted to residential use as a separate property (Long Barn) (**Plates 35 & 36**). While the house and its former barns are now in separate occupancy, with separate curtilages and separate gated access points off a shared drive, it is still to some degree possible to understand the historic relationship between them because of their respective building forms and types.
- 3.2.55 The appeal decision on the 2024 scheme did not identify any contribution made by the Broadwater Lane element of the site to the significance of Ward's Cross House; indeed, it makes no reference to the property (or to Long Barn) at all.
- 3.2.56 Ward's Cross House is separated from the Hogmoor Lane part of the site by the intervening property at Long Barn, which precludes any intervisibility with it. I do not identify any contribution to the significance of the listed building arising from this part of the site.
- 3.2.57 Long Barn appears to comprise two principal ranges, a weather-boarded single-storey range standing directly on the Hogmoor Lane frontage and a two-storey

brick-built range at right-angles to its northern end and parallel to the southern boundary of the Hogmoor Lane element of the application site (**Plates 37-39**). What little can be seen of the rear elevation of this latter range from the public realm reveals modern fenestration (including a rooflight), clearly revealing its domestic use. In contrast, the un-fenestrated elevation of the weather-boarded range retains its agricultural character in views from the public realm.

- 3.2.58 The Historic Environment Topic Paper ('the HETP') prepared by the Council in September 2024 in support of the Local Plan update identifies Long Barn (on its map on p.97) as a 'curtilage listed' building. However, in the table on p.95 of the same document it is identified as an 'Undesignated heritage asset that positively contributes to the AoSC'. The property is not included on the Local List and is not formally recognised therefore as a non-designated heritage asset.
- 3.2.59 It is unlikely that Long Barn can be considered listed via curtilage in association with Long Barn. Ward's Cross House was no longer in use as a farmhouse at the time of its listing in 1983, and Long Barn has been physically separated from it and converted to a residential use, in different ownership, which militates against such designation. For the purposes of this report therefore, the building is treated as an 'undesignated heritage asset' as identified elsewhere in the HETP, for its contribution to the AoSC.
- 3.2.60 It should be noted that the HETP differentiates between 'non-designated heritage assets' and 'undesignated heritage assets.' Further confusion arises from the fact that some non-designated heritage assets are included on the Local List (and therefore formally recognised as non-designated heritage assets) while others are not. Undesignated heritage assets do not appear on the Local List. Of these, the HETP states, *'It is possible that after more detailed future work, some of these undesignated assets may be suitable for non-designated heritage asset status.'* From this, the conclusion must be that 'undesignated' heritage assets have no formal status and are not non-designated heritage assets as that term is described and used in the NPPF.

Old Posting House

- 3.2.61 The Old Posting House (list entry no.1117408) is an early 17th-century two-storey cottage. It is of timber-framed construction with painted brick infill, of two storeys and two bays to the front, has a pitched tiled roof, and is of T-plan form with, on the left, what the list description refers to as a single-storey range of late 18th-century timber-framed outbuildings (of thin scantling) at right angles to Hogmoor Lane; this range does not, however, appear on the 1840 tithe map, and is first shown on the 1899 OS map. The present structure appears to be of two phases (or partly rebuilt), the part nearest the house with old plain clay-tiled roof and the other part with more recent slate covering. The range is largely clad with weather-boarding and effectively conceals (along with high hedging and solid gates) most views to the house from Hogmoor Lane (**Plates 40-42**).
- 3.2.62 The building's significance derives from its 17th-century date and fabric and the example it provides of a smaller vernacular box-framed cottage. The list description notes that the interior contains chamfered and stopped joists in the principal rooms and that the complete timber frame is visible. Like Buttercups and Bower Cottage, The Old Posting House has a deep set-back from the lane (even more so in this case) but is unusual in having the long outbuilding range extending forwards to the lane.
- 3.2.63 The key element of the setting of the building is the land associated with it. The main house is well-screened from public view because of its set back behind the outbuilding range and its high boundary treatments. It is now flanked by later 20th-century houses. Ward's Cross House and Long Barn intervene between it and the Broadwater Lane part of the application site, with which it has no direct physical or visual relationship. The building lies south of the Hogmoor Lane part of the site, does not overlook it and has no direct relationship with it. In my view no part of the site can be considered to contribute to the significance of this building.

4.0 NON-DESIGNATED HERITAGE ASSETS

Area of Special Character

- 4.1 Policy TB6 in Chapter 3 of the Wokingham Local Plan, under 'Heritage', discusses Areas of Special Character. These are *'areas or groups of buildings where there is a consistent period or character reflecting the area's past but where a Conservation Area designation may not be justified.'*
- 4.2 As Historic England explains on its website ([Protecting Heritage Beyond the List | Historic England](#)), some local planning authorities use this 'local designation' to *'capture historically important areas that haven't met the criteria for designating conservation areas. Although areas of special local character are generally used to identify areas which have architectural importance, or which contribute to the local townscape, they may also deal with other elements of the historic environment such as locally important landscapes or archaeology.'*
- 4.3 An AoSC is a non-designated heritage asset. It does not have the 'special interest' of, or benefit from the statutory protection afforded to, a designated conservation area and is perhaps best considered as an area that has 'some', but not 'special', architectural and/or historic interest.
- 4.4 All parts of the site, except for the bellmouth of the proposed vehicular access from Broadwater Lane, lie outside the Hurst AoSC (the boundaries of which are shown in **Fig.7**). The site's southern boundary adjoins the AoSC; the latter's boundary is drawn along the northern side of Broadwater Lane, taken around the plots containing Ward's Hill House and Long Barn, and then crosses Hogmoor Lane to include the Old Posting House.

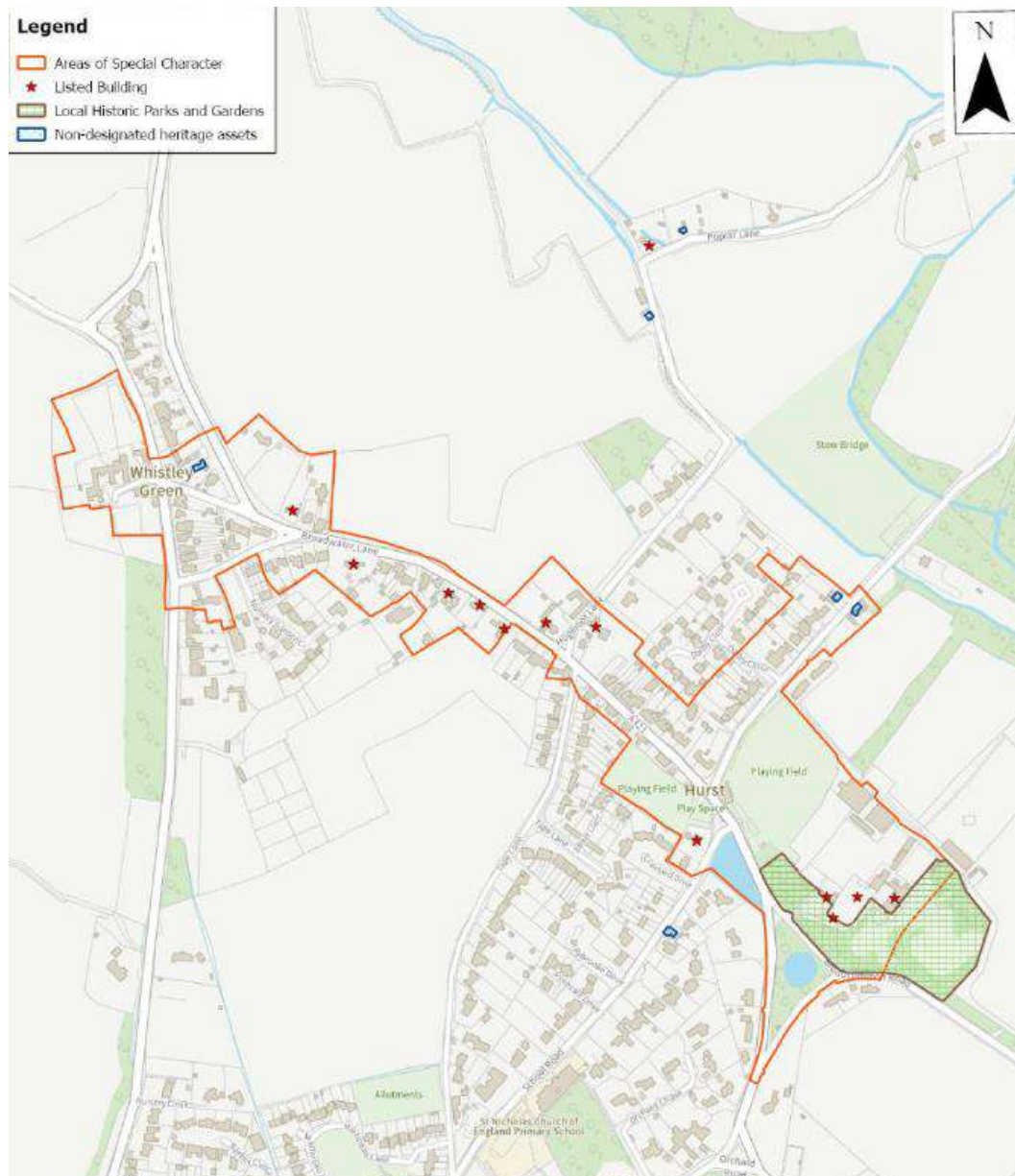


Fig.7: The Village Centre (Hurst) Area of Special Character

- 4.5 In my assessment, while the area does not have sufficient interest to merit a conservation area designation, the rationale for the local designation of the AoSC, and what constitutes its particular character, derives primarily from its historic built environment (its townscape), including its listed buildings, which are of architectural and historic importance, and which provide evidence of the early development of the settlement. Secondary to these are the identified pockets of late 19th-/early 20th-century buildings, which provide evidence of the settlement's further planned development. In addition, the village greens and ponds at the southern end are attractive spaces, and the presence of a cricket field contributes some English village character.

- 4.6 The application site, as fields on the edge of the village, do not contribute to the architectural townscape interest and are, rightly, not included in the AoSC. The site is not part of a locally important landscape (certainly not in the sense intended by Historic England, which concerns 'heritage' landscapes such as those of formal design or with important historical associations) and is not within an area identified as having archaeological potential.
- 4.7 The appeal Inspector noted that, *'Whilst the appeal site is not referred to as a component of the AOSC setting, details within the Historic Environment Topic Paper, where referring to this particular AOSC summarise amongst other things that Broadwater Lane is heavily vegetated on the stretch of road between Hurst Village and Whistley Green, with many mature trees and open fields on the northern side of the street. It can therefore be reasonably concluded that the planting on the boundary of the site including T14 and T16 makes a positive contribution to the significance of the AOSC as a backdrop which frames the buildings within it.'*
- 4.8 My own assessment concurs that the trees and vegetation along the Broadwater Lane boundary contribute to the character of Broadwater Lane and thus the way in which this streetscape within the AoSC is experienced.
- 4.9 Unlike the situation on Broadwater Lane, there are no public views from the AoSC directly across the Hogmoor Lane part of the site. However, the site does adjoin the northern boundary of the AoSC where this is taken across Hogmoor Lane, and the views along the lane out of the AoSC are bounded to the north-west by the site's vegetated boundary. The site does not, however, frame views of, or form a significant backdrop to, key views of the historic buildings included in the AoSC and, as an element of the latter's physical setting, does not make any appreciable contribution to its significance.
- 4.10 Hogmoor Lane outside the AoSC is (with a few exceptions) characterised by large detached 20th-century houses which, with their high, neatly-trimmed hedges and other boundary treatments, give the lane a partially suburban character. The lack of pavements and the presence of the grass verge and vegetation along the site's boundary provide a more rural aspect to the western side of the lane. The boundary is relatively high and, even in the winter months,

dense enough to preclude public views into the site beyond it. In my assessment, the site's boundary makes a minor contribution to the semi-rural aspect of the lane beyond the AoSC but makes no contribution to the heritage significance of the AoSC itself.

Buildings

- 4.11 The HETP provides a list of heritage assets within the AoSC. This includes listed buildings; Local Historic Parks and Gardens; non-designated heritage assets, which includes three Buildings of Local Traditional Character (i.e. the equivalent to being included on a 'Local List'); and an additional category, separate from non-designated heritage assets, which it names 'Undesignated heritage assets that positively contribute to the AoSC' (see paragraph 3.2.60 above). It also includes a number of assets which are outside the AoSC, but which are '*within proximity to the area*'. This includes both designated and non-designated heritage assets.

Grappenhall/Munfin House

- 4.12 The latter category includes Grappenhall House (now known as Munfin House) on Hogmoor Lane. This building is not, however, included on the Council's list of Buildings of Traditional Local Character (i.e. the 'Local List') and its status is therefore unclear: it presumably cannot be identified as an '*undesignated heritage asset that positively contributes to the AoSC*' because it is not in the AoSC.
- 4.13 Munfin House stands on the east side of Hogmoor Lane opposite the Hogmoor Lane part of the application site. There was a building on its site in 1840 (see **Fig.2**), recorded as two houses and gardens, both owned by Elizabeth Thompson and tenanted respectively (as homesteads) by Thomas Halfacre and Thomas Stevens. The gardens were divided along the long axis, one to front and one to rear. The properties were not associated with the application site. To the immediate south was another building owned by Thompson and tenanted by Halfacre, comprising 'offices and court,' part of the latter's homestead. This latter building had gone by the late 19th century.

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- 4.14 The late 19th- and early 20th-century mapping (see **Figs.3-5**) continues to show the building as two adjoining properties, confirmed by the 1910 Lloyd George Domesday Survey which records the owner as Charles King and tenants of the names Barney and Becton. Again, the land within the site was in separate ownership and not associated with the property.
- 4.15 At some point between 1933 and 1967 the cottages were either significantly extended and combined into a single house or, perhaps more likely, rebuilt anew as a single house, called Greenacres (see **Fig.6**). The plots around it had been reconfigured and the house now stood in a very substantial plot with a long outbuilding (still extant) erected immediately to the north-east of the house and a second rectangular outbuilding further to the north-east (since replaced with the current garage block). Two new large detached houses had been erected to the north-east (Northways and The Willows).
- 4.16 The house is attractive, with a long frontage of six wide bays (entrance in the third bay) to Hogmoor Lane, set back behind a brick wall, hedge and garden area (**Plate 43**). It has an apparently machine-sawn timber frame with brick infill panels laid in a mixture of English Bond, vertically- and horizontally-laid herringbone, and other brickwork patterns, and the central and two outer bays are distinguished by wide gables with scalloped bargeboards. It has a plain clay tile-covered roof and brick stacks.
- 4.17 The generally symmetrical nature of the façade and the symmetrical arrangement of the brick panels and their patterns of infill tends to suggest a 20th-century date for this building. This was also the opinion of the Officer who carried out the July 1994 Traditional Character Areas Survey for the Council in support of the 'Hurst and Poplar Lane Revised and Proposed Area of Special Character'. The plan produced for the survey annotates buildings with a 'V' for Victorian and an 'M' for Modern. Grappenhall (Munfin) House is annotated with 'C20' (i.e. 20th-century) while most buildings to its north-east on Hogmoor Lane are annotated with an 'M'. The 'C20' is presumably intended to indicate that the building is not as 'modern' as the other buildings on the lane but is nevertheless of 20th-century date.

- 4.18 While the building's vernacular style is undoubtedly attractive (and appears to have served as the model for the neighbouring Badgers Lodge, built in the 1990s, which copies its style of timber framing and brickwork), it cannot be considered of much heritage value. Its long frontage to the road does mean that it benefits from open views across the Hogmoor Lane element of the application site but, while the site forms a pleasant aspect, these views are not pertinent to an understanding of the building's limited heritage significance (**Plates 44 & 45**).

Long Barn

- 4.19 This building is described and discussed above at paragraphs 3.2.57 – 3.2.59. It comprises former agricultural ranges that have been converted to a dwelling. All planning applications relating to Long Barn that appear on the Council's online planning map pre-date 1998, indicating that the conversion was made before that date.
- 4.20 The single-storey weather-boarded element that stands on the Hogmoor Lane frontage is prominent in the streetscape at the southern end of the lane (**Plates 38, 41 & 46**) but is concealed in views south-westwards along the lane past the site by the angle of the road and intervening vegetation. There are views north-westwards past the building along the lane, which take in the row of telegraph poles and vegetation along the site's boundary. The building's primary relationship, albeit diminished by changes in ownership and use, is with Ward's Cross House. While the site, as part of a much greater area of land once farmed from this property, is a remnant of that historical setting, the cessation of the agricultural use and the clearly evident domestic use of the former farm buildings has diminished this contribution.
- 4.21 The two-storey brick-built element to the north-east is visible in these views, with the site's vegetated boundary in the foreground. This range is of domestic appearance; a rooflight is visible and soldier-brick courses over modern windows. It is divided from the site by a high boundary treatment and its lack of strong surviving agricultural character in the side facing the site means that there is no sense of a past functional relationship between the building and the adjoining land within the site (**Plate 47**).

5.0 IMPACT ASSESSMENT

5.1 The proposals

- 5.1.1 The proposals are for a residential development of up to seven new detached dwellings. The application is for Permission in Principle but is supported by an illustrative layout which indicates how the site could be developed in line with the technical opportunities and constraints identified, and taking into account the content of the recent appeal decision.
- 5.1.2 The illustrative layout shows Plots 1-3 on the Broadwater Lane parcel and Plots 4-7 on the Hogmoor Lane parcel, connected by an access road that enters the site off Broadwater Lane between Plots 1 and 2.
- 5.1.3 Plots 1-3 would be set deeply back (by 30m) from the road frontage. Garages would be detached and set further back to the rear. The vegetated verge along the roadside is outside the site and would be retained and supplemented within the site with new planting, with hedges also lining the access road within the site.
- 5.1.4 Plots 1 and 3 would have generous front gardens that extend towards a deep landscaped strip between the gardens and the roadside verge. This is proposed to be landscaped and planted (including trees) in an informal and natural rather than formal or 'manicured' way so that it provides a 'soft' appearance to the development; the houses would then be glimpsed through a filter of layers of vegetation (including hedges or post-and-rail fencing to their garden boundaries) rather than being directly visible from the road.
- 5.1.5 The reduction in the site area means that there will be no risk of the two trees T14 and T16 on Broadwater Lane being affected by the proposals.
- 5.1.6 The two proposed dwellings at Plots 6 and 7 of the refused 2024 scheme were proposed to be positioned to the front of the site, close to Broadwater Lane and directly facing the listed Bower Cottage and Parkers Cottage. These have been omitted from the current scheme, replaced by the planted landscape strip.

- 5.1.7 The form of the new dwellings is indicated as being varied, with a mix of gabled and hipped roofs, as present locally. While the architectural character of Broadwater Lane is very eclectic, the forms and materials of the proposed dwellings would draw on the local vernacular to ensure they complement the architectural character of the more positive buildings locally.
- 5.1.8 In the Hogmoor Lane part of the site, Plots 4-7 would be set back from the road frontage (again with garages to the rear). The roadside verge, ditch and vegetation (which are in the same ownership as the site) will be retained.

5.2 Impact on heritage assets

Broadwater Lane

Designated heritage assets

- 5.2.1 The ways in which the revised scheme seeks, and in my view achieves, a reduction in the degree of the impact on the listed buildings fronting Broadwater Lane, as identified by the appeal Inspector (it should be noted that the Council's Conservation Officer did not identify any harm to the significance of the listed buildings), are as follows.
- 5.2.2 First, the major change is the substantial reduction in the size of the application site to Broadwater Lane, now representing only about one third of the frontage previously proposed, and the corresponding reduction in the number of dwellings proposed to front onto Broadwater Lane from nine to three. This means that the substantial majority of the open aspect of the field on the north side of Broadwater Lane, and the views across it, will be preserved, and that a '*largely quiet, open and rural environment*' will thus remain in this location.
- 5.2.3 Second, the three new dwellings that are proposed to Broadwater Lane will be deeply set back from the road frontage, omitting the two roadside dwellings (the former plots 6 and 7) that were proposed under the refused scheme. This allows for the retention of a substantial landscape buffer of natural appearance between the verge and the proposed dwellings.

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- 5.2.4 The inspector felt that the positive contribution made by the larger site to the listed buildings *'would be significantly undermined through increased noise and activity...as well as the physical presence of nine well sized houses'* and that this would be the case *'even if some dwellings were to be set back from Broadwater Lane and even if a scheme of landscaping were to be implemented.'*
- 5.2.5 Clearly, however, these effects would be substantially reduced by the present scheme. Any additional noise and activity arising from only three additional deeply set-back dwellings would be minimal and unlikely to be appreciable to a degree that would affect the overall ambience pertaining to the listed buildings opposite in the existing context of a busy road with dwellings lining its southern side.
- 5.2.6 The Inspector identified less than substantial harm at the lower end of the scale arising from the 2024 scheme to the Grade II listed Buttercups. His judgement that this harm would be at the lower end of such harm was made on the basis that *'the development would be set further back at this end of the site.'*
- 5.2.7 As no development at all is now proposed in the part of the field opposite or close to Buttercups, preserving this element of its existing setting, it follows that the present scheme will have no impact on the significance of this listed building.
- 5.2.8 The inspector also identified less than substantial harm at the lower end of the scale arising from the 2024 scheme to the Grade II listed Elder Cottage. His judgement that this harm would be at the lower end of such harm was made on the basis of *'its positioning slightly further along on Broadwater Lane not fully fronting the site.'*
- 5.2.9 In my view, the new proposals remove this low level of harm through the omission of the two roadside dwellings and the provision in their place of a deep, naturally landscaped strip between the verge and the proposed set-back dwellings; that part of the site closest to Elders Cottage is thus to remain open.

- 5.2.10 The Inspector identified less than substantial harm towards the higher end of the scale of such harm arising from the 2024 scheme to the Grade II listed Bower Cottage and Parkers Cottage on the basis that, *'they are fully opposite the appeal site and have a close relationship with it and because of the forward positioning of plots 6 and 7.'*
- 5.2.11 In my view, this degree of harm must be found considerably less under the new proposals because of the removal of the roadside plots 6 and 7 (which were 19-27m away from the listed buildings) and the deep set-back of the proposed Plots 1-3 beyond a naturally landscaped and planted area (now 40-47m away from the listed buildings). In this respect, it is also notable that the Inspector judged the harm to Buttercups under the refused scheme to be at the lower end of less than substantial because of the greater set-back of the then-proposed dwellings opposite it; the distance of the proposed dwellings in Plots 1-3 from Parkers and Bowers Cottages is now similar to that.
- 5.2.12 I would thus judge the level of harm under the present scheme to be at the lower end of the scale of less than substantial.
- 5.2.13 A judgement of a high degree of less than substantial harm is not far removed from a judgement of substantial harm, and for harm to be substantial, as set out by Mr Justice Jay in the judgement known as 'Bedford' (July 2013), one is *'looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced.'*
- 5.2.14 This would clearly not be the case here.
- 5.2.15 In this respect, it is also relevant to note two recent called-in appeals. The first, Edith Summerskill House (APP/H5390/V/21/3277137), at paragraph 12.50 says that, *'In cases where the impact is on the setting of a designated heritage asset, it is only the significance that asset derives from its setting that is affected. All the significance embodied in the asset itself would remain intact. In such a case, unless the asset concerned derives a major proportion of its significance from its setting, then it is very difficult to see how an impact on its setting can advance a long way along the scale towards substantial harm to significance.'*

- 5.2.16 The second, in respect of Brighton Gasworks (APP/Q1445/W/24/3353409), referenced the Summerskill decision at its para 13.20: *'Third, the Council accepted that the significance of the assets is bound up in a visual appreciation of their form, fabric and aesthetic qualities. On that basis alone, the Council's allegation of high levels of LTSH to a number of assets does not bear scrutiny and runs counter to the Summerskill case, where it was found that setting is only ever likely to make a limited contribution to overall significance.'*
- 5.2.17 This is relevant because in the case of all the listed buildings potentially affected by the 2024 scheme, it is clear (and the Inspector accepted this in his appeal decision) that the majority (or *'a substantial degree'* as the Inspector put it) of their respective significance derives from their date and surviving historic fabric, i.e. it is embodied in the assets themselves and in the visual appreciation of their form, fabric and aesthetic qualities.
- 5.2.18 On this basis, it is my view that any judgement of a high degree of less than substantial harm arising to Parkers Cottage and Bower Cottage as a result of the new proposals would not be justified.
- 5.2.19 The Inspector's appeal decision did not identify any impact on the Grade II listed Ward's Cross House (the building is not mentioned) and there is no objective reason why the new scheme would have any harmful impact on this listed building. Dwellings are proposed to the north-west of the building, as before, and the proposed access road, which can be given an informal appearance with planting introduced alongside it, will be taken around to the north of the adjoining Long Barn plot.

Non-designated heritage assets

- 5.2.20 The appeal decision on the 2024 scheme concluded that, *'given the risk of deterioration associated with the proposal to T14 and T16 [the two trees on the Broadwater Lane frontage]...and the importance of those trees within the boundary planting, the proposal would subsequently cause moderate harm to the significance of the AoSC.'*

5.2.21 The substantial reduction in the extent of the site north of Broadwater Lane takes all proposed development outside the root protection areas of these trees, and means that the new scheme presents no risk to them. The greatly reduced extent of this part of the site also means that the majority of the frontage to the road will remain as an undeveloped field with open aspect to the north.

5.2.22 The new proposals for the Broadwater Lane part of the site will not therefore have any harmful impact on the AoSC. The vegetated site boundary will continue to provide '*the backdrop which frames the buildings within it*' (see paragraph 4.7 above).

Hogmoor Lane

Designated heritage assets

5.2.23 None of the listed buildings on Broadwater Lane has any relationship with the Hogmoor Lane element of the application site.

5.2.24 Ward's Cross House, which fronts onto Hogmoor Lane, is separated from this part of the site by the property at Long Barn, which precludes any intervisibility with it. I do not identify any harm arising to this building from the proposals for the Hogmoor Lane part of the site.

5.2.25 Similarly, I have not identified any contribution made by the site to the significance of the Old Posting House and thus it follows that the proposed development would not result in any harm to the significance of this building.

Non-designated heritage assets

5.2.26 This part of the site makes no appreciable contribution to the significance of the AoSC. The vegetated boundary of the site is part of the semi-rural character of Hogmoor Lane (noting that most of the buildings along the lane are of later 20th-century date) but this part of the lane lies outside the AoSC and there are no direct, open views across the site from within the AoSC.

- 5.2.27 The retention of the roadside verge, ditch and vegetation (which are in the same ownership as the site), with no need to create a vehicle access off Hogmoor Lane, will ensure that this side of the road will retain a green and well-vegetated appearance opposite the high garden hedges on the eastern side of the road up to Grappenhall/Munfin House. While the new dwellings would of course be visible from Hogmoor Lane, the height of the boundary hedge above the road would continue to limit direct views into the site.
- 5.2.28 The proposed new dwellings will be designed to complement the existing properties on Hogmoor Lane and will thus preserve the character of this part of the physical setting of the AoSC. This is in line with Policy TB26, which does not preclude development within the physical setting of an AoSC, but requires it to *'protect the...special character of the area. Special regard should be given to the historical context, outbuildings, scale, form, massing and materials together with retaining key architectural features or detailing which contribute to the character of the building or the area.'*
- 5.2.29 Grappenhall/Munfin House is identified as a non-designated heritage asset in the HETP albeit the building's heritage significance appears to be of relatively low degree. The setting of this building to the west would change from one with an open outlook to one of the new development. While the magnitude of the change would be high, the effect on the building's limited heritage significance would be low to nil.
- 5.2.30 Long Barn has been identified as an undesignated heritage asset making a positive contribution to the AoSC but has not been formally identified as a non-designated heritage asset. Its primary relationship is with Ward's Cross House with which it was originally associated as a working farm, a use that has long since ceased. The development of the site will not affect the direct views of the weatherboarded range to the lane. The rear elevation of the taller range faces onto the Hogmoor Lane part of the site, which is outside the AoSC. However, there is no longer any connection between the building and the land within the site and the barn is now in residential use that is clear from its altered appearance. I do not identify any impact on its now limited significance. The existing contribution made by the building to the character of the AoSC will be preserved.

6.0 SUMMARY AND CONCLUSION

6.1 This report has assessed the contribution made by the application site at Broadwater Lane and Hogmoor Lane in Hurst to the significance and settings of nearby heritage assets. Based on this assessment, the report has then considered the potential impact on these heritage assets of the development of the site with seven detached dwellings. The application is for Permission in Principle but includes an illustrative layout to indicate how the site could be developed so that it takes account of the issues raised in a recent appeal decision on part of the site.

6.2 The table below provides a comparison of the degree of heritage impact identified by the Planning Inspector in relation to the appeal for the 2024 scheme against the degree of impact assessed in relation to the present scheme, under which measures have been taken to avoid and mitigate the harm identified as arising from the appeal scheme (these are summarised in the comments in the end column of the table).

Asset	Impact identified by PINS - 2024 scheme	Impact identified by assessment of 2026 scheme	Comments
Buttercups (GII listed)	LTS harm at lower end of scale	No harm	Development moved away from and out of sightline of this property, no effect on setting.
Bower Cottage (GII listed)	LTS harm at higher end of scale	LTS harm at lower end of scale	Roadside dwellings omitted from scheme and development set deeply back into site behind natural landscaping/planting.
Parkers Cottage (GII listed)	LTS harm at higher end of scale	LTS harm at lower end of scale	Roadside dwellings omitted from scheme and development set deeply back into site behind natural landscaping/planting.
Elder Cottage (GII listed)	LTS harm at lower end of scale	No harm	Roadside dwellings omitted from scheme and development set deeply back into site behind natural

			landscaping/planting.
Ward's Cross House (GII listed)	No harm	No harm	
Old Posting House	No harm	No harm	
Area of Special Character (NDHA)	Moderate harm	No harm	Majority of field north of Broadwater Lane omitted from site; boundary vegetation retained and supplemented; no risk to trees T14 & T16.
Grappenhall/Munfin House (NDHA)	N/A	No harm	

6.3 As the table demonstrates, this assessment has concluded that there is potential for some less than substantial harm, at the lower end of the scale of such harm, to two Grade II listed buildings, Bower Cottage and Parkers Cottage, both on Broadwater Lane. This harm would arise from changes to an element of their historical setting only.

6.4 In this respect, the two called-in appeal decisions referenced at paragraphs 5.2.15-5.2.16 above are relevant. The 'Summerskill' case (APP/H5390/V/21/3277137) found that, *'In cases where the impact is on the setting of a designated heritage asset, it is only the significance that asset derives from its setting that is affected. All the significance embodied in the asset itself would remain intact. In such a case, unless the asset concerned derives a major proportion of its significance from its setting, then it is very difficult to see how an impact on its setting can advance a long way along the scale towards substantial harm to significance.'* This was reinforced by the 'Brighton Gasworks' case (APP/Q1445/W/24/3353409).

6.5 In this context, it is likely that the low level of harm now identified could be mitigated to some degree at detailed design stage, including through sensitive design of the dwellings and carefully considered planting, landscaping and boundary treatments.

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- 6.6 The assessment has not identified any harm arising to the setting of the Area of Special Character. While there will be a change to the physical setting of Grappenhall/Munfin House, which has been identified by the Council as a non-designated heritage asset, this change will not affect the building's limited heritage significance.
- 6.7 The low level of less than substantial harm identified to the two listed buildings engages paragraph 215 of the NPPF, which states that, *'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal...'*
- 6.8 The public benefits of the proposals are set out in the accompanying Planning Statement.



**Plate 1: Looking north-east into site from gated access on Broadwater Lane
(eastern fenced boundary to right)**



**Plate 2: Looking north-west into site and beyond from gated access on
Broadwater Lane**



Plate 3: Looking north-east into the site from Broadwater Lane



Plate 4: Looking north into the site from Broadwater Lane



Plate 5: Looking east towards the site from Broadwater Lane



Plate 6: Looking east towards the site from Broadwater Lane



Plate 7: Looking north-east into the site from Broadwater Lane



Plate 8: Fenced boundary to Ward's Cross House



Plate 9: Fenced boundary to Ward's Cross House and Long Barn (eastern boundary of site)



Plate 10: Looking south-west along Hogmoor Lane (site boundary to right, with Long Barn beyond)



Plate 11: Looking west across site from Hogmoor Lane



Plate 12: Looking north-east along Hogmoor Lane (site to left)



Plate 13: Huntsman's Cottage to left; the site lies beyond the two trees seen in the distance, right of centre



Plate 14: Buttercups, as glimpsed from Broadwater Lane



Plate 15: Looking south-east along Broadwater Lane past fenced garden boundary of Buttercups (the site lies beyond the tree seen just right of centre)



Plate 16: Looking north-west along Broadwater Lane with the fenced boundary to Buttercups seen beyond the hedge and driveway opening on the left, facing over the field to right



Plate 17: Bower Cottage



Plate 18: Looking north-west along Broadwater Lane – Hope Cottage to left, beyond which the roof of Bower Cottage is visible and then the gable end of Victoria House beyond



Plate 19: Looking south-east along Broadwater Lane, showing (from left to right) the later extension to Parkers Cottage; Hope Cottage, Bower Cottage and Victoria House) (Google, May 2023)



Plate 20: Late 20th-century infill development to right (west) of Victoria House, with early 20th-century Aylesford Villas to right beyond (Google, May 2023)



Plate 21: Looking south-east along Broadwater Lane – site to left beyond tree and Bower Cottage to right



Plate 22: Site to left, driveway and boundary to Bower Cottage to right



Plate 23: Parkers Cottage and 20th-century extension to right (roof and chimney of Elder Cottage seen beyond to left) (Google, May 2023)



Plate 24: Parkers Cottage (with late extension to right), viewed from field gate into application site in December 2023. Wall to left encloses the garden of Elder Cottage.



Plate 25: Parkers Cottage (December 2025, during works), with application site boundary to right



Plate 26: Looking south-east along Broadwater Lane with site to left and 20th-century extension to Parkers Cottage to right



Plate 27: Elder Cottage as seen from Broadwater Lane in front of the field gate into the site



Plate 28: Looking north-west along Broadwater Lane, with gates to Elder Cottage to left and fenced boundary to Ward's Cross House to right, with site beyond



Plate 29: Extended side elevation of Elder Cottage, in context with adjoining historical field access



Plate 30: The long fenced boundary to Hunter's Lodge/Ward's Cross House, opposite Elder Cottage



Plate 31: Elder Cottage as seen from the inset field gate to the application site



Plate 32: Side elevation of Huntsman's Lodge/Ward's Cross House as seen from Broadwater Lane



Plate 33: Looking north-west along Broadwater Lane towards Huntsman's Lodge/Ward's Cross House at junction with Hogmoor Lane



Plate 34: Looking north-west along Broadwater Lane along part of boundary to Ward's Cross House (site beyond)



Plate 35: Looking from Hogmoor Lane towards Hunter's Lodge/Ward's Cross House to left, with Long Barn to right



Plate 36: Shared vehicular entrance to Hunter's Lodge/Ward's Cross House and Long Barn on Hogmoor Lane



Plate 37: Long Barn, looking past south-western corner of Hogmoor Lane part of site



Plate 38: Long Barn to Hogmoor Lane



Plate 39: Looking across corner of site towards rear elevation of two-storey element of Long Barn



Plate 40: Driveway entrance to the Old Posting House



Plate 41: Looking north along Hogmoor Lane (Long Barn to left and end of long outbuilding range to Old Posting House to right)



Plate 42: Glimpse towards The Old Posting House over pedestrian gate onto Hogmoor Lane



Plate 43: Munfin (formerly Grappenhall) House



Plate 44: Looking south-west along Hogmoor Lane past Munfin House (site to right)



Plate 45: Looking north-east along Hogmoor Lane past Munfin House (site to left)



Plate 46: Looking north-east along Hogmoor Lane past Long Barn (site lies beyond)



Plate 47: Looking south-west along Hogmoor Lane towards Long Barn (site to right)