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

Local Authority Planning Reference: 260353, PINS Reference: PP/X0360/W/26/6011047

A Permission in Principle application was submitted by Shorewood Homes on February 9th, 2025, for 'the proposed erection of a maximum of 7 no. dwellings (or a minimum of 5 no. dwellings), including formation of an access from Broadwater Lane'. This application represented a revision of the 2024 Application and 2025 Appeal Sites, and proposed a partial redistribution of built form from the Broadwater Lane frontage to that of Hogmoor Lane. The revised proposals have sought to address the reasons given by the Planning Inspector for dismissing the 2025 Appeal, although this revised application was refused by Wokingham Borough Council on March 30th, 2026.

APPEAL STATEMENT FOR HERITAGE: SUMMARY AND CONCLUSIONS

The following comments are made in conclusion to the Appeal Statement for Heritage, which was submitted in June, 2026, in support of objections to the Appeal Scheme. They represent a response to the claims made in the Appeal Statement submitted by the appellant in support of the latest scheme proposals.

1. The Appeal 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 Appeal Site comprises 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.

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2. The Appeal Site would have no effect on the more distant Hurst Conservation Area, but would directly adjoin the Hurst Area of Special Character (AOSC). The Appeal Site itself contains no heritage assets, but has visual linkage with a number of Grade II-listed buildings, and two non-listed buildings of historic interest. The two elements of the Appeal Site would be linked by an internal access roadway leading off Broadwater Lane, with a prominent bellmouth opening on this thoroughfare. The proposed dwellings on the northern side of Broadwater Lane would be partly set back from the road frontage, behind a landscaped strip. The elevation design, including scale, massing, material palette and detail, of the proposed dwellings would be a reserved matter, although it is assumed that this would broadly conform to local built character. However, the Appellant's case is unsupported by any proposals for the scale, massing and design of the proposed units.

3. An earlier 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 Planning Inspector established the following points, which remain wholly relevant to this Appeal Statement :

- 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.

4. 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, although any completed development would remain highly visible from these two

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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 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 Appellant's Appeal Statement has considerably underestimated the effect of the reduced level of development in this location on both heritage settings and the AOSC

5. Adverse impacts to the settings of designated heritage assets on Broadwater Lane would be exacerbated by the proposed bellmouth opening onto Broadwater Lane, and by resulting additional traffic movements and activity. It is therefore confidently asserted that a 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 to the Appeal scheme, and that, in terms of heritage impacts, this would offer no substantive advantage over the originally proposed 2024 scheme.

6. The proposed four dwellings within the eastern element of the Appeal 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 from its north-western side. These views, and open rural surroundings on the western margins of the village, 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.

7. The Appeal Site directly abuts the AOSC, and would be included within an important part of its open rural setting which is closely related to the historic development and character of Hurst village. The Appeal scheme 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 neighbouring parts of the AOSC and its

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component historic buildings, and would greatly detract from the quality of such views and from perceptions of the historic landscape setting and context of the wider village.

8. The Appellant has wholly failed to acknowledge the importance of the unaltered landscape setting and context of the AOSC, and its importance as an aspect of historic setting and a strategic gap between settlements. The Appeal scheme would introduce a linear form of development along the *northern* side of Broadwater Lane and the western side of Hogmoor Lane, which would result in harm to the historic context, setting and significance of the AOSC. The proposed internal road within the Appeal Site would result in an inappropriate and overly urban contrast with the surrounding area, which would result in harm to landscape character and the setting of the AOSC. The level of attributed harm to this non-designated heritage asset would be in the moderate to high range of less than substantial. While the proposed development is claimed by the Appellant to reflect the linear pattern of development along Broadwater Lane, such development applies only to the *southern* side of the Lane, and not to the open northern side.

9. Wokingham Borough Council has assessed the Appeal Site and surrounding landscape against the relevant criteria of the GLVIA 3: *Guidelines for Landscape and Visual Impact Assessment* (2013). Within this, the open area north of Broadwater Lane has been found to demonstrate all relevant landscape values, including those of scenic quality, rarity, conservation interest and associations. The Local Planning Authority has therefore established that the Appeal Site and surrounding landscape contain numerous and significant visual landscape attributes. The Appellant has failed to recognise the significant landscape values associated with the Site and its surroundings.

10. Far from ameliorating adverse effects on heritage settings and the AOSC, the Appeal scheme would simply displace an element of proposed development footprint to the Hogmoor Lane frontage. The unaltered 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 diminish the distinction between Hurst village and Whistley Green to the north, and would render the balance of

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undeveloped land vulnerable to future infill. The Appellant's Appeal Statement has failed to recognise the strategic spatial values of the Appeal Site and surrounding open area, or the contribution made by these values to the wider setting and historic context of this part of the village.

11. While the proposed internal access road linking Broadwater Lane with Hogmoor Lane would not be readily perceptible from Broadwater Lane, other than a glimpsed transient view, the Appellant has failed to recognise the wider visibility of substantial detached dwellings from both Broadwater and Hogmoor Lanes. The Appellant's case is not supported by any proposed elevation designs or visual impact assessments for the completed development. This case is therefore reliant on perceived visual relationships between heritage assets and the Appeal Site *in its undeveloped state,* and has not considered the visual impact of completed dwellings of an estimated 8-9m roof-ridge height, which would have far wider visibility.

12. Contrary to the views expressed within the Appellant's Appeal Statement, the currently proposed 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 has also failed to acknowledge the role of the Appeal Site in the historic development of the village, and its importance as an aspect of historic landscape. The Appeal scheme would also erode the area of open farmland on the margins of Hurst village which is integral to its historic landscape context, and which forms an important settlement gap between Hurst and an adjoining village. The overall level of harm to heritage assets and unaltered historic landscape resulting from the Appeal Scheme is therefore assessed as being towards the higher end of less than substantial. This Appeal Statement for heritage, and resulting Summary, therefore strongly endorse the assessments and opinions expressed in earlier assessments (RHC 2024 and 2026), and the comments and observations 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 with Policies TB21, TB24 and TB26 of the Wokingham Borough MDLP.

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