

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	243099
Address:	Land North of Reading Road, Arborfield.		
Proposal:	Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)		
Heritage Asset:	No heritage assets within the site itself however the following lie close by: • St. Bartholomew’s Church – grade II listed building, lies approx. 250m to NE of site. • Old Rectory - grade II listed building, lies approx. 96m NNW of site. • Arborfield Grange – non-designated heritage asset, lies 100m to west of site. • Cross Lanes Farmhouse & adj. barn (now residential) – non designated heritage assets, lies approx. 37m to SSE of the site. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council’s Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

From a heritage stance there is **no objection** to the proposed scheme.

Comments On Proposal

There are no known built heritage assets situated within the application site. There are however a number of nearby heritage assets including listed buildings (St. Bartholomew's Church, the Old Rectory) as well as non-designated heritage assets (Arborfield Grange, Cross Lanes Farm) in relatively close proximity to the site.

Whilst the closet heritage assets are non-designated Cross Lanes Farmhouse, and its adjacent former barn, on the opposite side the Reading Road, which forms the southern boundary to the site, these heritages assets are however set well back from the road such that it is not believed the proposed development would prove harmful to their setting.

The other remaining heritage assets, notable the two listed buildings, these are located further from the site. The combination of their greater distance from the site, and the intervening buildings and trees, is such that the proposed residential development would it is considered have no detrimental harmful impact to the setting of these more distant heritage assets.

For the above reason there is, from a heritage stance, there is **no objection** to the proposed scheme.

Conditions			
N/A			
Date:	24/03/25	Signed:	Keith Frost Built Heritage Officer