

APPENDIX 12.2 - PRIOR'S FARM, SOUTH WOKINGHAM: ARCHAEOLOGICAL AND HERITAGE ASSESSMENT



**Land West of Old
Wokingham Road**

**Archaeological and
Heritage Assessment**

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On behalf of:
Lightwood Strategic

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(edp7438_d001c 10 January 2024 SWa/CJo)

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(edp7438_d002c 10 January 2024 SWa/CJo)

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(edp7438_d003d 08 February 2024 2024 SWa/CJo)

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Executive Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Lightwood Strategic and presents the results of an Archaeological and Heritage Assessment (AHA). This report has been produced to accompany a Hybrid Planning Application for a residential led mixed use development.
- S2 The Site does not contain any 'designated heritage assets', as defined in Annex 2 of the National Planning Policy Framework (NPPF) (i.e. world heritage sites, scheduled monuments, listed buildings, conservation areas, registered parks and gardens (RPG) or registered battlefields) (DLUHC 2023b). As such, none would be physically affected by development within the Site.
- S3 The Site makes a negligible positive contribution to the significance of the listed buildings of Lock's House (**1118082**) and the listed barn (**1135841**) and stables (**1313124**) at Sutton Court Farm, as well as the locally listed Old Farmhouse at Sutton Court Farm.
- S4 This report's impact assessment identified that through embedded design measures within the proposed development, no impact would occur to surrounding designated heritage assets through an adverse change to their setting.
- S5 The potential for archaeological remains within the Site is moderate for prehistoric remains, low for Roman, early medieval and medieval remains and moderate for post-medieval to modern remains. Previously unrecorded archaeological remains within the Site would most likely comprise agricultural features, such as post-medieval field boundaries of low or local significance and/or post-medieval to modern drainage ditches and furrows of negligible or local significance, associated with past agricultural practices.
- S6 It is considered that if any archaeological works are deemed as a requirement by the Archaeological Advisor for Berkshire County Council, such works could be secured through an appropriately worded Planning Condition as part of a successful planning application consent.

Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Lightwood Strategic (hereafter referred to as 'the Client') and presents the results of an Archaeological and Heritage Assessment (AHA) of Land West of Old Wokingham Road (hereafter referred to as 'the Site'). This report has been produced to accompany a Hybrid Planning Application for a residential led mixed use development.
- 1.2 The Site forms part of the wider South Wokingham Strategic Development Location (SDL) Extension, allocated in the Wokingham Borough Council 2006-2026 Local Plan, under Core Policy 21 (CP21 - South Wokingham Strategic Development Location). See **Section 2** for further information.
- 1.3 The first aim of this assessment is to identify and assess the potential for development within the Study Area to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.4 The second aim of this assessment is to consider the available historical and archaeological information for the Site and its immediate environs and to establish its likely archaeological potential in accordance with the requirements of the *National Planning Policy Framework* (NPPF) and local planning policy.
- 1.5 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site visit, which was undertaken in December 2021.

SITE DESCRIPTION

- 1.6 The Site encompasses approximately 56.5 hectares (ha) and is centred on National Grid Reference (NGR) 483374, 167145. The Site's location is shown on **Plan EDP 1**.
- 1.7 The Site is located c.1.8km to the south-east of Wokingham and c.2.8km from the centre of Easthampstead being located within the agricultural hinterland of the settlement areas.
- 1.8 The Site is bound by a private lane and hedgerows to the north, Old Wokingham Road to the east, Easthampstead Road and hedgerows to the south and Easthampstead Road, gardens to cottages along Holme Green Lane and Holme Green Lane itself to the west. The Site's southern field is bisected by Easthampstead Road, orientated roughly east-west through the Site. The Site is also bisected by the Emm Brook, running west to east, roughly to its centre, and turning north towards Old Wokingham Road.
- 1.9 The Site's ground conditions are characterised by agricultural land under pasture, but includes two farm compounds, one to the north and south side of Easthampstead Road, respectively (**Images EDP A1.1 to A1.3**). These farms comprise of a residential building, garden and modern farm buildings/sheds. Internally the Site is crossed by several field boundaries and hedgerows with the southern field being divided into small paddocks for

horse grazing. A couple of trackways or private roads also divide parts of the Site, mainly to the south. These tracks provide access to the two small farm compounds from Easthampstead Road.

Topography and Geology

- 1.10 The Site's topography features a slight undulation across its fields. However, the Site is characterised by a gradual downwards slope towards the east-west aligned Emm Brook through the Site, from approximately 65m above Ordnance Datum (aOD) within the northern end of the Site to 60m aOD along the alignment of the Emm Brook to approximately 64m aOD within the southern end of the Site.
- 1.11 According to the British Geological Survey (BGS), the Site's solid geology comprises of two formations: the London Clay Formation across the northern half of the Site (north of Easthampstead Road) which comprises a bedrock of clay, silt and sand, formed between 47.8-56 million years ago during the Paleogene Period; and the Bagshot Formation across the southern half of the Site (south of Easthampstead Road) which comprises a bedrock of sand, formed between 48.1-56 million years ago during the Ypresian Age (BGS, 2023).
- 1.12 The BGS records two distinct superficialgeological deposits within the Site, which include: bands of river terrace deposits of sand and gravel within the northern end of the Site and centre east of the Site; and head deposits of clay, silt and sand across the centre of the Site, along the course of the Emm Brook as well as along the southern edge of the Site, along a water course (*ibid*). Note that no superficial geological deposits are recorded across the interior of the southern field south of Easthampstead Road within the Site (*ibid*).

PROPOSED DEVELOPMENT

- 1.13 The proposed development description is as follows:

"A Hybrid Planning Application seeking Outline permission for up to 850 units with all matters reserved (except access to the site) and a full application for SANG land and associated facilities by Lightwood Strategic."

Section 2

Legislation and Guidance

INTRODUCTION

- 2.1 The following section summarises the key legislation and national/local planning policies which are of relevance to this assessment.

LEGISLATION

Scheduled Monuments

- 2.2 In relation to archaeology, the relevant legislation concerning the treatment of scheduled monuments is the *Ancient Monuments and Archaeological Areas Act 1979* (HMSO, 1979). This act details the designation, care and management of scheduled monuments, as well as detailing the procedures needed to obtain permission for works that would directly impact upon their preservation. The act does not confer any statutory protection on the setting of scheduled monuments, although this is considered as a policy matter in the relevant paragraphs of the NPPF.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.3 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPA) in respect of the treatment of listed buildings and conservation areas through the planning process (HMSO, 1990).
- 2.4 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:
- “In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”*
- 2.5 This “special regard” duty has been tested in the Court of Appeal and confirmed to require that “considerable importance and weight” should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC, English Heritage and National Trust* [2014] EWCA Civ 137.
- 2.6 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State *must* preserve a listed building or its setting. Neither is it the case that a proposed development that does not “preserve” is unacceptable and should be refused. It is for the decision-maker to evaluate and determine.

- 2.7 Section 66(1) of the Act sets out the statutory duty of the decision-maker, where proposed development would affect a listed building or its setting. It states that:

“...in considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

PLANNING GUIDANCE

National Planning Policy

- 2.8 The revised NPPF was published in 2023 (DLUHC, 2023). Section 16 sets out the government's approach to the conservation and management of the historic environment through the planning process.
- 2.9 The opening paragraph (195) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.10 Paragraph 200 concerns planning applications, stating that:

“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 2.11 NPPF paragraph 203 is relevant when it states that:

“In determining applications, local planning authorities should take account of:

- a. the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b. the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c. the desirability of new development making a positive contribution to local character and distinctiveness.”*

- 2.12 Paragraph 205 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

“When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.”

- 2.13 Paragraph 206 considers the level of harmful effects on designated heritage assets and states that:

“Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.”*

- 2.14 With regard to the decision-making process, paragraphs 207 and 208 are of relevance. Paragraph 207 states that:

“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. The nature of the heritage asset prevents all reasonable uses of the site;*
- b. No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;*
- c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and*
- d. The harm or loss is outweighed by the benefit of bringing the site back into use.”*

- 2.15 Paragraph 208 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 including, where appropriate, securing its optimum viable use.”

- 2.16 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and*

Local Government [2013] EWHC 2847 are of relevance here in the way they outline the assessment of ‘harm’ for heritage assets:

“What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.”

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced.”

- 2.17 In other words, for the ‘harm’ to be ‘substantial’, and therefore require consideration against the more stringent requirements of paragraph 207 of the NPPF compared with paragraph 208, the proposal would need to result in the asset’s significance either being “*vitiated altogether or very much reduced.*”

- 2.18 Paragraph 209 refers to non-designated heritage assets identifying that:

“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly effect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”

- 2.19 In relation to non-designated heritage assets, Footnote 72 explains the exemption to the ‘balanced judgement’ exercise outlined in Paragraph 209 in cases where:

“Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.”

- 2.20 Paragraph 212 of the NPPF sets out that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.”

- 2.21 In relation to conservation areas, paragraph 213 of the NPPF sets out that:

“Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.”

- 2.22 This clearly identifies that any adverse impacts should be judged against the whole of the conservation area.

Local Planning Policy

- 2.23 The Site is located within the administrative boundary of Wokingham Borough Council (WBC). The current Local Plan for WBC is comprised of a number of Development Plan Documents (DPDs) and cover the period from 2006-2026. Relevant DPDs, include: Core Strategy; Managing Development Delivery Local Plan; and South Wokingham Strategic Development Location Supplementary Planning Document (SPD). The relevant policies to the historic environment, the Site and proposed development are outlined below.

Core Strategy

- 2.24 The Core Strategy, adopted January 2010, sets out the key elements of WBC's vision for development until March 2026 (WBC 2010). Of relevance, Core Strategy Policy 3 (CP3-General Principles for Development) states the following:

"Planning permission will be granted for proposals that:

- a. Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b. Provide a functional, accessible, safe, secure and adaptable scheme;*
- c. Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d. Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e. Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f. Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g. Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h. Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i. Do not lead to a net loss of dwellings and other residential accommodation or land; and*

- j. *Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

Development proposals will be required to demonstrate how they have Responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes."

- 2.25 Of note, the 'Proposals Map' for WBC records the Site to be located within the wider area encompassed by planning policy 'CP21 - South Wokingham Strategic Development Location'. Policy CP21 sets out the aim to deliver a sustainable, well-designed mixed-use development by 2026 to the south of Wokingham. Therefore, CP21 applies to the Site and the application of a carefully designed planning proposal would adhere to this policy, which already agrees in principle residential development within the Site.

- 2.26 Planning policy CP21 states:

"Within the area identified at south Wokingham, a sustainable, well designed mixed use development will be delivered by 2026 including:

- 1. Phased delivery of around 2,500 dwellings including affordable in accordance with policy CP5;*
- 2. Appropriate retail facilities;*
- 3. Social and physical infrastructure (including provision for two new primary schools);*
- 4. Measures to maintain separation from Binfield/Bracknell, Crowthorne/Pinewood (Crowthorne) and Finchampstead North;*
- 5. Measures to protect and enhance pedestrian (including using mobility aids) access to the countryside from Wokingham town centre;*
- 6. Necessary measures to avoid and mitigate the impact of development upon the Thames Basin Heaths Special Protection Area in line with Policy CP8 to meet the requirements of the Habitats Regulations and in accordance with Natural England's latest standards. This will include sufficient Suitable Alternative Natural Greenspace (subject to monitoring of the quality and quantity standards).;*
- 7. Improvements to transport capacity along the A321 and A329 including the provision of south Wokingham relief road from the vicinity of the Coppid Beech roundabout to the Finchampstead Road;*
- 8. Measures to improve accessibility by non-car transport modes along the A321 and A329 corridors; and*
- 9. Measures to improve access by non-car modes to Wokingham town centre (including the station interchange).*

The development will be guided by a Development Brief Supplementary Planning Document produced with the involvement of stakeholders including all interested landowners in the area covered by the Strategic Development Location as defined on the Proposals Map.

A co-ordinated approach to the development of the Strategic Development Location will be required to deliver the necessary infrastructure, facilities and services to meet the needs of the expanded community.”

Managing Development Delivery Local Plan

2.27 The Managing Development Delivery Local Plan, adopted February 2014, provides additional information to the policies set out in the Core Strategy (WBC, 2014). Three relevant policies are detailed under the ‘heritage’ section of the DPD, comprising of Policies TB24-26.

2.28 Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas), states that:

1. *“Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.*
2. *The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:*
 - a. *Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.*
 - b. *Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.*
3. *Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.”*

2.29 Policy TB25: Archaeology, states that:

1. *“Areas of high archaeological potential are shown on the Policies Map.*
2. *In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.*
3. *Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.”*

2.30 Policy TB26: Buildings of Traditional Local Character and Areas of Special Character, states that:

1. *“Areas of Special Character are shown on the Policies Map.*
2. *Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.*
3. *Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.”*

Local Plan Update

2.31 The currently adopted Local Plan for WBC is in the process of being updated. The Local Development Scheme (LDS) 2023-2026 document details the updates, progress and timetable for the Local Plan Update (WBC 2023). According to the LDS 2023-2026 document, a Local Plan Update is not anticipated to be formally adopted until December 2025.

2.32 Overall, the plans and policies outlined in **Section 2** have all been considered in this report.

Section 3

Methodology

INTRODUCTION

- 3.1 This report has been produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment* issued by the Chartered Institute for Archaeologists (CIfA, 2020). These guidelines provide a national standard for the completion of desk-based assessments.
- 3.2 It has also given due regard to the potential for effects on designated heritage assets, in terms of their setting, in line with the five-step process outlined in national guidance by Historic England (HE, 2017) and other relevant documents related to the historic environment (HE, 2015b).

ARCHEAOLOGICAL METHODOLOGY

- 3.3 The assessment principally involved consultation of readily available archaeological and historical information from documentary and cartographic sources. The major repositories of relevant information comprised:
- The National Heritage List for England (NHLE) curated by HE – for recorded designated heritage assets within the Site and Study Area;
 - Berkshire Historic Environment Record (BHER) December 2023 commercial dataset – for recorded non-designated heritage assets (archaeological sites, monuments, findspots) and previous archaeological events (investigation/mitigation) within the Site and Study Area;
 - Maps and documents held by the Berkshire Archives – for contribution to the establishment of land use history within the Site and Study Area;
 - Aerial photographs held by HE – for identification of previously unrecorded earthworks, cropmarks and/or archaeological features within the Site; and
 - LiDAR data held by Department for Environment, Food and Rural Affairs (Defra) – for identification of previously unrecorded earthworks or archaeological features within the Site.
- 3.4 The assessment provides a synthesis of relevant archaeological information for the Site and Study Area, to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered. A Study Area 1km in diameter from the Site boundary was considered proportionate and appropriate for the determination of the Site's archaeological potential.
- 3.5 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit undertaken in December 2021 and

March 2023. The Site visit considered the nature and significance of known and/or potential archaeological assets within the Site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.

- 3.6 The report thereafter concludes with an assessment of the Site's likely archaeological potential, made with regard to current best practice guidelines.
- 3.7 Importantly, heritage assets and previous archaeological events recorded on the HER that are of relevance to this assessment and discussed in this report are only illustrated and referenced in this report.
- 3.8 Throughout the report, where referenced and relevant, designated heritage assets are referenced by their NHLE List Entry number, non-designated heritage asset are referenced by their Monument Unique Identification (MonUID) number and previous archaeological events are referenced by their Event Unique Identification (EvUID) number. The distribution of designated heritage assets, non-designated heritage assets and previous archaeological events are presented in **Plans EDP 2 to EDP 4**.

SETTING ASSESSMENT METHODOLOGY

- 3.9 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the Site. In this regard, the Site visit included visits to designated heritage assets beyond the Site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the Site to their significance.
- 3.10 The setting assessment process employed current Historic England guidance which is set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE, 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.11 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.12 In simple terms, setting is defined as "*the surroundings in which a heritage asset is experienced*" (DLUHC, 2023b). It must be recognized from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.13 HE guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE, 2015b).
- 3.14 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*" (DLUHC, 2023b).

- 3.15 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.16 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.
- 3.17 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* published by Historic England in 2017. This guidance (HE, 2017) observes that *"The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve."*
- 3.18 The guidance also observes that *"elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral."*
- 3.19 The guidance states that the importance of setting *"lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*
- 3.20 It goes on to note that:
- "...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.21 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated"*. It continues by adding that *"conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*.
- 3.22 On a practical level, the HE guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure; i.e.:
- **Step 1:** Identify which heritage assets and their settings are affected;
 - **Step 2:** Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
 - **Step 3:** Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
 - **Step 4:** Explore ways of maximising enhancement and avoid or minimise harm; and

- **Step 5:** Make and document the decision and monitor outcomes.

3.23 As far as **Step 2** is concerned, the guidance makes the following observations:

“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use*
- *The contribution made by noises, smells, etc. to significance, and*
- *The way views allow the significance of the asset to be appreciated.”*

3.24 Thereafter, the guidance notes that: *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’ below.”*

3.25 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:

“In general, the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.26 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of a site visit, which was undertaken in December 2021 and March 2023 and concentrated on the following main areas:

- Identifying those heritage assets that could potentially be affected by the proposed development and the manner (if any) in which they would be affected (**Step 1:** set out in **Section 4** of this report);
- Defining the contribution made to their significance by their setting (**Step 2:** set out in **Section 4** of this report);
- Assessing whether the Site forms a part of their setting, and therefore whether it contributes to their significance or to an ability to appreciate it (part of **Step 2**); and

- Assessing the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it (**Step 3**: set out in **Section 5** of this report).
- 3.27 **Step 4** of the assessment process is reflected in the development design and **Step 5** of the assessment process is not within the remit of this report.
- 3.28 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors which are considered to influence the potential for the setting of heritage assets to be materially affected: (1) the proximity to Wokingham; (2) the influence of the local topography, and built and vegetated environment; and (3) consideration of the character and setting of surrounding designated assets.
- 3.29 The report then draws conclusions regarding the potential for development within the Site to affect the significance of the heritage assets.
- 3.30 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

LIDAR DATA

- 3.31 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.32 A Digital Terrain Model (DTM) for the Site was acquired from the Environment Agency Data available online. Resolution of the data is at one data point for each 1m², a low resolution which, for archaeological prospection, has fairly limited application, aside from in the identification of larger earthworks.
- 3.33 The DTM was processed using the Relief Visualisation Toolbox (ver. 1.3 ZRC SAZU, 2016). This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then, the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques multiple direction hill-shades produced the best quality and most useful imagery for the archaeology assessment.

Multi Direction Hill Shades

- 3.34 Relief shading or hill-shading is the most commonly used LiDAR visualisation technique. It illuminates the DTM from a specific angle, imitating the sun and as such produces the most 'natural' and intuitively readable imagery. However, it is limited in that areas facing directly towards or away from the illumination source are saturated (homogeneously bright or dark respectively) and little detail can be perceived plus, features that lie parallel to the light source can be imperceptible.

- 3.35 This effect can be overcome by combining hill-shades from different directions in three different colour bands into a single image. This technique was used to produce useful images for the assessment providing an additional source of data on the Site's archaeological potential and which was used for guiding the walkover survey.
- 3.36 LiDAR imagery for the Site is presented in **Plan EDP 5**.

Section 4

Baseline Information

INTRODUCTION

- 4.1 The following section details and contextualises known heritage assets within the Site and Study Area.

DESIGNATED HERITAGE ASSETS

Setting Assessment – Step 1

- 4.2 The Site does not contain any 'designated heritage assets', as defined in Annex 2 of the NPPF (i.e. world heritage sites, scheduled monuments, listed buildings, conservation areas, RPG or registered battlefields) (DLUHC, 2023b).
- 4.3 Within the 1km Study Area, 15 listed buildings are present. No further designated heritage assets are recorded. The designated heritage assets in the wider area have been assessed to identify those that have the potential to experience change to their setting, such that could result in harm their significance. The location of designated heritage assets is shown on **Plan EDP 2**.

Listed Buildings

- 4.4 Listed buildings within the Study Area include one Grade II* and 14 Grade II designated heritage assets. The listed buildings range in date between the 16th-19th centuries, however, the majority date to the 17th-18th centuries of the mid post-medieval period. Listed buildings feature a range of one-three storey structural types, which include: a (former) country house, houses, farmhouses, a country house, a public house, a school, barns, a stable, a granary and length of wall and associated wrought iron gates.
- 4.5 Listed buildings are located between 80m to 680m from the Site boundary. Such designated heritage assets are predominantly situated to the west of the Site, but several lie in proximity to the north and south, while a further two are located at a distance to the east.
- 4.6 Those listed buildings identified for further assessment have been determined using a combination of GIS analysis and field examination, which have considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance. Their significance and settings are discussed in the following paragraphs. Some assets were grouped and discussed together due to their intrinsic connections and shared group value. These comprise:
- Grade II* Listed Lock's House (**1118082**) located c.175m to the north of the Site;
 - Grade II Listed Lock's Barn (**1135838**) located c.175m to the north of the Site;

- Grade II Listed Pearce's Farmhouse (**1319115**) located 275m west of the Site;
- Grade II listed Granary c.8m north-west of Pearce's Farmhouse (**1135768**) located 275m west of the Site;
- Grade II Listed Barn c.10m north-west of Pearce's Farmhouse (**1118118**) located 300m west of the Site;
- Grade II Listed Stable at Sutton Court Farm (**1135841**) located c.80m to east of the Site;
- Grade II Listed Barn at Sutton Court Farm (**1313124**) located c.80m to the east of the Site;
- Grade II Listed Garden House (**1118079**) located c.300m to the west of the Site;
- Grade II Listed Holme Grange School (**1319138**) located c.200m to the west of the Site;
- Grade II Listed Easthampstead Park College and attached terrace with retaining wall and steps (**1390331**) located c.710m to the east of the Site; and
- Grade II Listed section of wall with wrought iron gate adjoining Easthampstead Park College on south-west corner (**1390332**) located c.660m to the east of the Site.

4.7 In terms of the remaining buildings within the Study Area, the Site visit identified that it is unlikely that there would be an impact on the significance of the following designated heritage assets as a result of changes to the use and/or appearance of the Site from the proposed development:

- Grade II Listed Britton's Farmhouse (**1319141**) located c.370m to the north-west of the Site;
- Grade II Listed Britton's Barn (**1118083**), located c.370m to the north-west of the Site;
- Grade II Listed Wood's Farm (**1118119**) located c.670m to the north-west of the Site; and
- Grade II Listed The Crooked Billet (**1319117**) located c.410m to the west of the Site.

4.8 In the case of the two listed farm buildings at Britton's Farm, these are located c.370m to the north-west of the Site. Their significance lies within the historic and architectural interest of their fabric. Some significance is derived from their surrounding farmland, and it may be possible for glimpsed views of the Site to be apparent. However, the 1825 Tithe Map indicates that historically, no part of the Site formed part of farmland associated with Britton's Farm. Furthermore, these listed buildings are located within the consented South Wokingham SDL (Planning Application ID 191068), whereby development within the intervening area between the listed buildings and the Site has been consented for residential development. As such, these listed buildings would not be affected by a change

land use and landscape character within the Site. Therefore, they are not discussed any further in this report.

- 4.9 The other designated heritage assets identified to be unaffected by development within the Site comprise of farm buildings and a public house, consistent with the local vernacular architecture. Most of these heritage assets are enclosed within their properties with significant screening from the public rights of way (PRoW) and surrounding fields. Their setting comprises agricultural land within the environs the main settlements at Wokingham and Easthampstead, and in some cases their experienced setting is limited to the extent of their property boundaries, a landscape in which they are best perceptible and intelligible as heritage assets.
- 4.10 Their immediate settings would not be altered by development within the Site, and would be preserved, as would the assets' key contributing interests. Views of the surrounding landscape (including the Site) from these assets are blocked/screened by vegetation, topography and some modern built form, and there are no other discernible (non-visual) historical or landscape associations between any of these assets and the Site. As such, it is considered that the Site does not form part of their setting and that the principle of development will not result in any harm to the significance of these assets and they have not been assessed in any further detail.

Setting Assessment – Step 2

- 4.11 Those identified for further assessment as identified in paragraph 4.6 and the potential for their significance to be affected by changes within the Site are discussed in the following paragraphs.

Grade II* Lock's House and Grade II Lock's Barn

Description

- 4.12 The Grade II* Lock's House (**1118082**) and Grade II Listed Lock's Barn (**1135838**) are located c.175m to the north of the Site.
- 4.13 According to HE's listing the house is early 18th century, two storey plus attic house of plum coloured brick with red quoins and vertical strips containing each bay with a steeply pitched hipped old tile roof¹ (**Image EDP A1.4**).
- 4.14 Also, according to the HE's listing the Barn, located c.40m to the west of the house is early 18th century and is timber framed and weatherboarded with a thatched gabled roof². The Barn has since been converted to a dwelling and the farm complex has been comprehensively redeveloped, diluting the original agricultural nature of the group of buildings (**Image EDP A1.5**).
- 4.15 The Site visits, although restricted to the roadside location and the Site itself, established the broad accuracy of the citations. Overall, the citations highlight some of their architectural interest which, in terms of the House, is held within the fabric of the building.

¹ <https://historicengland.org.uk/listing/the-list/list-entry/1118082>

² <https://historicengland.org.uk/listing/the-list/list-entry/1135838>

In particular, it highlights the architectural and artistic interests of the street frontage façade to the north, which contains the more elaborate features of the building such as the central Doric doorcase, entablature with triglyph frieze and modillioned pediment. The northern elevation is undoubtedly the principal façade of the house, whereby the chief architectural effort and expenditure was designed to impress the visitor and passer by alike. The rear elevation in contrast contains less elaborate detailing and also comprises various extensions to the building.

- 4.16 The barn is of typical agricultural vernacular for the area and its architectural detailing purely functional in that regard but nonetheless is a good surviving example of an 18th century timber barn, despite its conversion.
- 4.17 The significance of the two buildings primarily derives from their historic and architectural interest illustrating the changing nature of rural properties. They also have some archaeological interest in their phasing.
- 4.18 Lock's House specifically contains a greater degree of architectural and artistic interest, in the elaborate architectural detailing. Again, this is held primarily within the fabric of the building, particularly the northern frontage which appears to remain largely unchanged, and less so in the rear elevation. The citation notes that some interest may also be held within the interior of the building. Whilst the barn represents a traditional farm building, the House represents a rather grander more gentrified House reflecting a tradition in 18th century society to illustrate a landowner's wealth and prosperity through grandiose improvements to their houses. In this case, this is a particularly fine example, reflected in its Grade II* status.

Setting and Contribution to Significance

- 4.19 Lock's House is located on the south side of Waterloo Road in a fairly isolated area being surrounded by agricultural fields on all sides. The house is detached from the farm being located further to the east and is set-back from the roadside (**Image EDP A1.4**). It is located within its own gardens, which extend to the eastern flank of the house which are surrounded by mature hedgerows and planting. The house is approached via a round drive from Waterloo Road to the north, which leads to the main frontage of the house. The rear areas, to the south of the house, appear from Google Earth to be occupied by outbuildings and a swimming pool.
- 4.20 The Barn is located c.40m to the west of the house and is a lot closer to the roadside being immediately visible and accessible (**Image EDP A1.5**).
- 4.21 Historically, historic maps indicate that Lock's House and Barn formed part of a farm complex as clearly illustrated through the same ownership and occupier on the 1825 Tithe Map. The First Edition Ordnance Survey (OS) map (see **Plan EDP 6**) shows that farm complex comprised the main barn and several other structures arranged in a loose farmyard type complex, with the main house slightly set to the east of the working buildings of the farm.
- 4.22 This arrangement, along with the more elaborate architecture of the house, reflects a gentrified farm, with a clear separation between the operational and the residential areas of the farm. This reflects a wider movement in the 18th and 19th centuries whereby wealthier

farmers sought to disassociate their domestic residences from the working areas of the farm. In this case, rather than a similar investment within the farm buildings, as might be the case with model farms, the wealth of the farmers appears to have gone mainly on the house.

- 4.23 This former relationship and integrity have been eroded somewhat, as currently, the former Lock's Farm in general has been redeveloped including several modern extensions to the historic buildings, most of which now under residential uses, which includes several new buildings. Very little of the original farm complex is identifiable on current aerial imagery³. This change in use was followed by the redevelopment of the farmyard and the construction of several residential units within the old farmyard as well as a livery unit to the south on former agricultural land. This makes a small negative contribution to the significance of Lock's House itself due to the change in use and the reconfiguration of the built layout which makes its legibility as an old farm unit almost impossible. The redevelopment of Lock's Farm has also obscured the relationship between the various elements of the farmyard further reducing its legibility as well as of their individual functions.
- 4.24 Other consequences of the redevelopment of the farm, is the degree of separation between the original house and its immediate surrounding fields, some of which are now back gardens for residential units, and particularly to the south, with the large modern question units and adjacent subdivision of paddocks.
- 4.25 Beyond these immediate areas, the setting is characterised mainly by agricultural land, albeit there is very limited appreciation of this due to the well vegetated nature of the surroundings of the house and wider landscape. Historically, as indicated on the 1825 Tithe Map (see **Plan EDP 6**), the landholdings of the house comprised fields to the south (including parts of the Site), and to the north of Waterloo Road, albeit, on the whole, these areas no longer form part of the landholdings and are no longer farmed from the house.
- 4.26 In terms of the current experience Lock's House is approached from the north along Waterloo Road from which the house is readily visible (**Image EDP A1.4**). Other than from Waterloo Road, tall hedgerows and mature trees line the roads limit long distance views across the landscape with only glimpses of the house being available from the wider area (e.g. **Image EDP A1.5**).
- 4.27 As such, the current setting of Lock's House, which makes a positive contribution to its significance, is considered to be limited to its current gardens and grounds, which provide historically (and currently) associated areas from which the significance of the asset can chiefly be appreciated. The roadside location and experience from the north is also an important contributor in being the historic and current approach to the house. It is also clear through the architecture that this was the elevation which was designed to be appreciated the most.

³ <https://www.google.co.uk/maps/place/Wokingham/@51.4020239,-0.8039009,142m/data=!3m1!1e3!4m5!3m4!1s0x48768054d519454b:0xad1a36ae077fc0c2!8m2!3d51.410457!4d-0.833861?hl=en>

- 4.28 More widely, the house also derives some significance from its formerly associated farm buildings to the west albeit now in its denuded historic form and represented by the surviving Grade II listed barn. The surrounding historically associated farmland also makes a contribution where it can be readily appreciated in association with the house. These areas are limited but does include glimpses of the land to the north and south of the house.
- 4.29 In terms of the barn, its significance can be well appreciated from the roadside, which makes an important contribution to its significance, albeit the redevelopment of the wider farm complex has denuded any contribution this formerly made other than the relationship to the house. This has also served to sever any relationships to agricultural land to the south, to the extent that this can no longer be understood, and therefore makes no contribution to its significance. There is a more positive relationship with agricultural land to the north, which can be readily appreciated in relation to the barn.

Relationship to Site

- 4.30 The Site is located c.175m to the south of the Grade II* listed Lock's House, beyond two well vegetated boundaries and large modern, agricultural buildings of an equestrian centre. This, along with the well vegetated boundary of the grounds of the house and Site means that views of the Site from Lock's House are quite limited (**Image EDP A1.6**) mostly due to the vegetation and the presence of intervening modern built form, albeit is recognised that it is likely that glimpsed views from the rear elevation are possible.
- 4.31 Historically the Site was formerly farmed from the house, with at least the northern fields within the Site being a part of its landholdings according to the 1825 tithe apportionment. These links have been severed sometime in the 20th century with the alienation of landholdings and the refurbishment of the old farm buildings as residential dwellings, as discussed above.
- 4.32 As such, the Site is not considered to be a location from whence the special appearance and historic interest of Lock's Farm can typically or is best experienced due to the intervening distance and built form, which currently prevents any intervisibility. As mentioned, the best (public) appreciation the physical form and intrinsic connections between the assets and the space is from Waterloo Road to the north. Views of Lock's Farm from the Site are limited to long distance glimpses through vegetated boundaries, which make it rather imperceptible, and an appreciation of its significance is very limited (**Image EDP A1.6**).
- 4.33 It is therefore concluded that the Site makes a very limited positive contribution to its significance by being part of historically associated land which forms part of the very limited experience of the asset. A consideration of the potential impact of the proposals within the Site is considered further in **Section 5**.
- 4.34 In terms of the barn, it is considered that, due to the physical dislocation of the Site and lack of experience, the Site does not make a positive contribution to the barn and development within would not cause harm to its significance. No further consideration is given to this designated heritage assets in this report.

Pearce's Farmhouse, Barn Approximately 10m to the North-West of Pearce's Farmhouse and Granary Approximately 8m North-West of Pearce's Farmhouse

Description

- 4.35 The Grade II Listed Pearce's Farmhouse (**1319115**), Barn approximately 10m to the north-west of Pearce's Farmhouse (**1118118**), Granary approximately 8m north-west of Pearce's Farmhouse (**1135768**), henceforth 'Pearce's Farm', form a group located between c.275-300m west of the Site.
- 4.36 According to the HE's listing description the Farmhouse is an L-shaped 15th century hall house, altered in the 17th and 20th centuries, timber framed with painted brick infill, old tiled gabled and half hipped roof⁴. The citation identifies some of its key architectural features, including its timber framing, and chimneys (**Image EDP A1.8**), albeit it notes that the interior was not inspected, and it is likely that significant interest is held within the timber frame structure of the building. Historic OS mapping suggests that the house has been extended on its north-eastern end after 1961.
- 4.37 The Barn is located c.10m to the west of the house and according to the HE's listing it is late 17th century with an 18th century extension timber framed, weatherboarded and with an old tile roof half-hipped, includes two hipped waggon entries on the south-east elevation and Queen post clasped purlin roofs, jowl posts and straight windbraces⁵ (**Image EDP A1.9**). Although no longer in agricultural use, it has not been converted and represents much of its original character.
- 4.38 According to the HE's listing the Granary, located c.8m to the north-east of the farmhouse is probably 18th century in date timber framed, weatherboarded with an old tile pyramidal roof with iron weathervane at apex⁶.
- 4.39 Together these form an historic farm group, and the historic farmyard layout seems to have been somewhat preserved with the few modern extensions being located to the east of the Farmhouse, the exception being the new residential dwelling and stable with paddocks to the north of the barn, which shares its access with Pearce's Farm.
- 4.40 The significance of the buildings at Pearce's Farm primarily derives from their historic and architectural interest embodied by its physical form (fabric and style) and layout illustrating the evolving nature of agricultural practices. It also has some archaeological interest in their phasing although, due to lack of elaborate features, little artistic interest.

Setting and Contribution to Significance

- 4.41 Pearce's Farm is located on the north side of Easthampstead Road being surrounded by agricultural fields to the north, east and west and the road to the south (**Images EDP A1.8 to A1.9**).
- 4.42 Currently the buildings of Pearce's Farm form a coherent group, representing the three listed buildings and a fourth, not listed, to the north, which corresponds to what would have

⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1319115>

⁵ <https://historicengland.org.uk/listing/the-list/list-entry/1118118>

⁶ <https://historicengland.org.uk/listing/the-list/list-entry/1135768>

been the old farmyard and garden. The farmhouse forms the principal element of the group and is located in generous gardens extending to the east and south of the house. The gardens themselves are bounded by well vegetated boundaries. The barn is located on the western side of the yard and overlooks the gardens to the south-east. To the north is a separate modern dwelling located within its own garden.

- 4.43 Historically, the historic mapping indicates that the farm had a different arrangement. The 1825 Tithe Map indicates the presence of the house, barn and granary although is notable in a larger barn being located to the south-west of the house, forming the southern side of a yard located to the south-west of the house, rather than the current arrangement to the north. The current arrangement of buildings is, however, present on late 19th century OS mapping. The wider pattern of boundaries has changed and does not represent the current arrangement. Most notably is that the garden area associated with the house is much smaller than it currently is, with the historic mapping indicating an expansion of the gardens in the 1960s.
- 4.44 Historically, Pearce's Farm had a typical courtyard layout, albeit with a close integration of the house and yard, which is common in earlier farmstead layouts. The barn was closer to the entrance to the property, and this was most likely a practical layout choice for ease of access of animals and produce, with the small garden in front of the house serving as a small amenity buffer (**Image EDP A1.8-9**). More widely the 1825 Tithe Map (see **Plan EDP 6**) and apportionment indicates associated farmland across an extensive area, including to the south of the road and areas to the east. This includes several fields (now amalgamated) within the north-west portion of the Site, beyond Holme Green Lane.
- 4.45 Despite the degree of change from the later 19th and 20th centuries, including the loss of a large barn, the farm group still retains an integrity, which is appreciable as a traditional farm complex.
- 4.46 The present-day garden to the farmhouse and Pearce's Farm encompasses an area of c.1.27ha, with hedgerows and intermittent tree planting along its perimeter, which limits views eastwards across the Site and obstructs views west towards Easthampstead Road and beyond. Additionally, tree planting limits views to the north. The original extent and arrangement of the farmhouse's garden was limited to the west and south of the farmhouse. The farmhouse's garden provides a sense of enclosure and a privacy for the residents of Pearce's Farm and allows for an appreciation of the significance of the asset. However, the garden's modern extent and arrangement is also identified as not reflecting the historic arrangement of the garden to the farmhouse.
- 4.47 From these areas, the best location to appreciate the significance of the farmhouse and barn is the formal lawned areas to the south-east and south-west and provides a positive contribution to the significance of the buildings.
- 4.48 More widely, the group is set within agricultural land, formed of paddocks to the north-west and south-east.
- 4.49 In terms of experience, Pearce's Farm seems is currently approached from the south from Easthampstead Road roadside through a private access. The farmhouse's main elevation faces the road access and is visible from the road, as well as the barn and the

aforementioned garden areas to the south-east and south-west. The granary is located behind the barn and is not readily visible from the PRow (**Image EDP A1.9**). The old farmyard seems to be very contained being surrounded by tall hedgerows, gardens and modern agricultural buildings. Tall hedgerows and mature trees line the road and access and limit long distance views across the landscape with only glimpses of fields and built form (farmhouses and farm buildings, old and modern), which is scattered across the landscape being available from the roadside.

- 4.50 Given the above, it is considered that the relationship of the listed buildings, as a coherent farm group, make a positive contribution to their significance, including the yard area and its approach from the Easthampstead Road. These areas remain the most historically legible and form areas from which the significance of the buildings can be chiefly appreciated. In relation to the house, the gardens and grounds to the east make a positive contribution by being associated land where again the significance of the house can be appreciated, despite the reorganisation of spaces in the 20th century. In terms of the wider landscape, the agricultural land in its vicinity retains a historical association. The extent to which this contributes is varied and the wider area is only really appreciable in limited glimpsed views, if at all.

Relationship to Site

- 4.51 The Site is located between c.275-300m east of the group of listed buildings, beyond an intervening field, tree lines and hedgerows, Holme Green Lane and its associated row of residential buildings.
- 4.52 The Site visit identified that from all parts of the Site there are no views of Pearce's Farm due to the intervening slight rise to the north-west and the well vegetated boundary along the byway forming the north-western boundary, which make the assets (**Image EDP A1.7**). This is predominantly attributed to visual obstructions present between the Site and the heritage assets, which includes the tree and hedgerow lined Holme Green Lane and the residential buildings at the junction between Holme Green Lane and Easthampstead Road.
- 4.53 It is therefore concluded that the Site makes a no contribution to the significance of Pearce's Farm due to the inability to experience its significance within the context of its surrounding agricultural land. It is due to the topography and intervening hedgerows.
- 4.54 Development within the Site would not adversely affect the significance of Pearce's Farm. It is considered that the Site does not form part of their setting that positively contributes to their significance so far as to say that the development will not result in any harm to the significance of these assets. Therefore, Pearce's Farm is not considered any further in this report.

Stable at Sutton Court Farm, Approximately 7m to North-North-West of Barn and Barn at Sutton Court Farm

Description

- 4.55 The Grade II Listed Stable at Sutton Court Farm, approximately 7m to north-north-west of Barn (**1135841**), and the Grade II Listed Barn at Sutton Court Farm (**1313124**) are located within Sutton Court Farm to the south of Easthampstead Road. Both designated heritage

assets are located c.80m east of the Site towards its south end. The group also includes the locally listed farmhouse, which is discussed further below.

- 4.56 According to the HE listing, the stable is a single storey cow-house now part of a wider stable range, built c.1700 with 19th and 20th century alterations, timber-frame with painted brick infill and plain tile roof⁷. Also, according to the HE listing the barn is a rectangular plan small barn timber framed, weatherboarded, some brick infill and old tile gabled roof, hipped over waggon entry, built c.1700⁸.
- 4.57 The significance of the buildings primarily derives from their historic and architectural interest illustrating the changing nature of rural properties and agricultural practices. It has also some archaeological interest in its phasing as well as artistic (due to the carpenters marks visible within both buildings).

Setting and Contribution to Significance

- 4.58 Access was not possible and restricted to the public footpath to the west and Easthampstead Road to the north, whereby the actual listed buildings themselves were not readily appreciable. Notwithstanding this, a reasonable description of their setting is taken from Google Earth. The assets are located on the south side of Easthampstead Road in an area surrounded by agricultural fields on all sides. Substantial redevelopment of Sutton Farm has occurred with the change in use of some of the older buildings and the construction of newer ones as well as a substantial car parking area. The buildings no longer form a working farm, currently being the site of a used car dealership and MOT centre (**Image EDP A1.10**).
- 4.59 Historically, the 1825 Tithe Map (see **Plan EDP 6**) indicates that the stable and barn formed part of an eastern range of buildings of a courtyard which extended to the west, with farmhouse located in a separate plot located to the south-west. The other ranges of the courtyard have since been demolished, with them not appearing on the Second Edition OS map of 1899 (not illustrated), where it is labelled as Rouse's Farm. This map also indicates that further farm buildings are located to the east of the barn and stable, by then forming a courtyard to the east. More widely, the 1825 Tithe Map (see **Plan EDP 6**) indicates that the landowner was the Marquis of Downshire, but was farmed by Edward May, with associated agricultural land extending to the south, east and west, restricted to the southern side of Easthampstead Road. Currently, only a small parcel of land to the north is associated.
- 4.60 The buildings are removed from the roadside and are barely discernible from it (**Image EDP A1.10**) with very little of the historic farmyard being identifiable on current aerial imagery⁹.
- 4.61 Currently the setting of the two buildings is defined by the former, later 19th century yard area, located to the east, with nothing of the earlier yard to the west existing. Garden areas

⁷ <https://historicengland.org.uk/listing/the-list/list-entry/1135841>

⁸ <https://historicengland.org.uk/listing/the-list/list-entry/1313124>

⁹ <https://www.google.co.uk/maps/place/Wokingham/@51.4020239,-0.8039009,142m/data=!3m1!1e3!4m5!3m4!1s0x48768054d519454b:0xad1a36ae077fc0c2!8m2!3d51.410457!4d-0.833861?hl=en>

are located to the north and west, which contain large mature trees. To the south are extensive later buildings, including a large modern house. To the south-west, set within its own grounds, is the former farmhouse, which is locally listed. More widely paddocks are located to the north, east and west.

- 4.62 The barn and stables are now only be approached from the north along a driveway approach, which appears on historic mapping from Easthampstead Road. A modern private access is located to the east. The buildings are located c.80m to the south of the main road and the trees lining the private access, and in the gardens, limit the visibility of the assets from PRoW. Tall hedgerows and mature trees line the roads and accesses and limit long distance views across the landscape, with only glimpses of fields and built form (farmhouses and farm buildings, old and modern), which is scattered across the landscape being available (**Image EDP A1.10**).
- 4.63 Based on the above, it is considered that some elements of the setting make a positive contribution to the significance. The former yard and current garden areas to the north and west of the listed buildings make the greatest positive contribution, by being the associated functional areas from where the significance of the buildings are likely to be chiefly appreciated, despite the change in the historic character of these areas. The later farm building and former yard to the east also makes a positive contribution, by again being functionally historically related. The former farmhouse is displaced to the south-west within its own grounds which are well treed, curtailing the experience. Nonetheless, this is likely to make a positive contribution in being historically related and a tangible element where the former associations as a farm complex can be read.
- 4.64 Modern buildings to the south do not make a positive contribution and disrupt the former uses of space in this area. This makes a negative contribution to the significance of the listed buildings due to the change in use and the reconfiguration of the built layout, which makes its legibility as an old farm unit difficult. The redevelopment of Sutton Farm also obscures the relationship between the various elements of the farmyard further reducing its legibility as well as of their individual functions.
- 4.65 More widely, the formerly associated agricultural land makes some positive contribution as they retain a historical association. The extent to which this contributes is varied and the wider area is only really appreciable in limited glimpsed views, if at all.

Relationship to Site

- 4.66 The Site is located c.80m west of the site at its nearest point, beyond intervening gardens, treelines and hedgerows as well as modern build form to its west and southern sides. A larger portion of the Site is located c.100m to the north-east, beyond Easthampstead Road.
- 4.67 The Site, located to the west of the listed buildings, comprises formerly associated agricultural land, albeit the extent to which this can be experienced is limited. There are no views which are quite limited by the substantial treed boundaries to the west of the complex (**Image EDP A1.10**).
- 4.68 As mentioned, Sutton Farm no longer is part of a working farm with the fields within the Site having been alienated and now being under a different ownership. This change in use was

followed by the redevelopment of the farmyard and the construction of several industrial/commercial units within the old farmyard as well as a car park to the south. Given this, the Site is not considered to feature locations from where the special appearance and historic interest of Sutton Farm can typically or best be experienced. As mentioned, there is lack of visibility, and one should be within the old farmyard to better appreciate the physical form and any remaining intrinsic connections between the buildings and the space. Views of Sutton Farm from the Site are limited to long distance views, which make the assets rather imperceptible and their interpretation as a farmstead limited (**Image EDP A1.10**).

4.69 It is therefore concluded that the Site makes a negligible positive contribution to the significance of the listed buildings only through a former historical relationship which cannot be readily linked to the farm.

4.70 Notwithstanding, due to the proximity of the southern end of the Site to the west of the listed barn and stable buildings, the designated heritage assets at Sutton Court Farm are brought forward to **Section 5** for impact assessment against the proposed development.

Garden House and Holme Grange School

Description

4.71 The Grade II Listed Garden House (**1118079**) is located c.300m to the west of the Site. According to the HE listing, Garden House is a two-storey plus attic house built in the mid-18th century with 19th century extensions and alterations. It has an L-shaped plan and is built of brick with a hipped old tile roof¹⁰. It also includes an old wall kitchen garden at rear with York stone paving adjoining house. Although not visible from public areas due to a high fence and mature vegetation, an analysis of the Google imagery reveals that several buildings have been added to the east and south of Garden House¹¹.

4.72 The Grade II Listed Holme Grange School (**1319138**) is located c.200m to the west of the Site. According to the HE listing, is a two-storey irregular plan large house, now private school dating from 1883 by R. Norman Shaw in the Tudor Vernacular style. Built of red brick with upper floor tile hung, tiled roof with several gables and moulded bargeboards and several large brick chimneys. Although not visible from the exterior due to a high fence and mature vegetation an analysis of the Google imagery reveals that several modern buildings, a swimming pool, tennis courts and a car park have been added to the property¹². These assets have been grouped due to the shared circumstances of their locations, which will be explained further below.

4.73 The significance of Garden House primarily derives from its historic and architectural interest held within the fabric of the building by illustrating high status rural properties. It has also some archaeological interest in its phasing as well as artistic in the detailing of the style and of its associated kitchen garden. The significance of Holme Grange School

¹⁰ <https://historicengland.org.uk/listing/the-list/list-entry/1118079>

¹¹ <https://www.google.co.uk/maps/place/Wokingham/@51.4020239,-0.8039009,142m/data=!3m1!1e3!4m5!3m4!1s0x48768054d519454b:0xad1a36ae077fc0c2!8m2!3d51.410457!4d-0.833861?hl=en>

¹² <https://www.google.co.uk/maps/place/Wokingham/@51.4020239,-0.8039009,142m/data=!3m1!1e3!4m5!3m4!1s0x48768054d519454b:0xad1a36ae077fc0c2!8m2!3d51.410457!4d-0.833861?hl=en>

primarily derives from its historic and architectural interest by illustrating a style of grand rural house of the later 19th century. It has also some archaeological interest in its phasing as well as artistic due to its detailing.

Setting and Contribution to Significance

- 4.74 Garden House and Holme Grange School are located to the west of the Site, off the roadside of Easthampstead Road from which the only access available is a small door through the high fence mentioned above. Their main access is then from the west off a private lane from Heathlands Road. Garden House is very contained due to the presence of the fence but also the mature vegetation which secludes the property (**Image EDP A1.14**). Similarly, Holme Grange School is surrounded on most sides by wooded areas, fences and hedgerows maintaining a property line visible on historic mapping since at least the 1872 OS Map (**Plan EDP 6**). This mapping also indicates a small 'park' associated with the house, which was bounded by the Easthampstead Road and contained woodland planting and shelter belts.
- 4.75 Due to the private nature of the school grounds, it was not possible to ascertain the survival of this former park, but from Google Earth and the view from the Easthampstead Road, it is apparent that large modern school buildings are located directly to the east, south-east and north-east of the listed building now forming its setting.

Relationship to Site

- 4.76 The Site is located c.200m east of Holme Grange School (**1118079**) and c.300m east of Garden House (**1319138**), respectively, separated by intervening fields, tree lines, woodland plantation, and some built form adjacent to Holme Green Lane.
- 4.77 It was not possible to ascertain the degree of isolation or the views available towards the Site and the exterior in general from the school. However, it is apparent that the thickly wooded shelterbelt of the grounds of the school have survived and considering their fencing it is safe to assume that the containment of views, be it inward or outward, was an objective to give the properties privacy. Their setting is then very much contained within their property line and defined by its fencing (**Image EDP A1.14**). No views of the listed buildings were ascertained from the Site on the site visit due to the thickly wooded boundaries.
- 4.78 No direct associations between the Site and Garden House or Holme Grange School were discerned during the undertaking of this assessment. The Site lies beyond the private enclosed grounds of the heritage assets, which is unable to experience or appreciate the heritage assets' architectural and/or historic interest. As such, the Site is considered not to form part of the setting to the heritage assets and provides a neutral contribution to their significance. Development of the nature proposed within the Site would not harm the significance of the two designated heritage assets, and therefore, Garden House and Holme Grange School are not considered any further in this report.

Easthampstead Park College, Attached Terrace with Retaining Wall and Steps and Section of Wall with Wrought Iron Gates Adjoining the Park on the South-West Corner

Description

- 4.79 The Grade II Listed Easthampstead Park College and attached terrace with retaining wall and steps (**1390331**) and the Grade II Listed section of wall with wrought iron gates adjoining the Park on south-west corner (**1390332**), henceforth the park, are located c.710m to the east of the Site.
- 4.80 According to the HE listing, the Easthampstead Park College is a three-storey and attic, E-shaped plan large country house, turned college, built in 1860 for the Marquess of Downshire in the Jacobean style, built of red brick in English bond with bath stone dressing sand a low-pitched slate roof¹³. The building is currently a hotel and spa. The terrace on the main front elevation to the south-east has a brick retaining wall and pierced parapet similar to that of the house and a flight of ten stone steps leads down to the garden. There is also a large 20th century extension to the (north-east) of the house that, although sympathetic, does not retain the same quality and interest of the rest of the house and the citation notes it is of no special interest.
- 4.81 Also, according to the HE listing, a section of wall to the west is listed separately and comprises a garden wall and its gates, dated c.1860. The wall is c.3m high in red brick in English bond with a weathered stone plinth and coping, the gates are wrought iron of floral pattern with side pilasters and overthrow with cartouche of heraldic arms and the gate piers are of stone with moulded caps and ball finials¹⁴.
- 4.82 The house listing mentions that it lays within its parkland, however, this is not a RPG and very little parkland features seem to survive, the sole example being the drive, which corresponds to the assets main access and which links to Peacock Lane to the north.
- 4.83 The significance of the house primarily derives from its historic and architectural interest illustrating 19th century grand rural properties. It has also some archaeological interest in its phasing as well as artistic in the detailing of its style.

Setting and Contribution to Significance

- 4.84 Easthampstead Park (i.e. the house) is located within the remnants of its parkland and is surrounded by woodland on all sides as well as the Downshire Golf Complex to the south.
- 4.85 Based on late 19th century OS mapping, the former park extended around the house on all sides. Immediately around the house, the 1899 map (not illustrated) shows the formal gardens extending to the south-east formed of terracing and lawns. Woodland was located to the west, north and east of the house, with that to the east containing footpaths leading to the walled garden and greenhouses, which were located some distance to the east. To the north-west the house is approached along a long tree lined avenue. Around these areas, to the west, naturalistic parkland extended to the Old Wokingham Road whilst naturalistic parkland extended further north and south.

¹³ <https://historicengland.org.uk/listing/the-list/list-entry/1390331>

¹⁴ <https://historicengland.org.uk/listing/the-list/list-entry/1390332>

- 4.86 The current house was not the first on the estate, and the HER notes that the estate (**MBF482**), which formed part of the wider Royal Forest of Windsor and record the site of a former moated lodge (**MBF483**). The enclosure map of 1817 (not illustrated) notes the site of this earlier manor c.0.55km to the south-east of the current house, close to the Grade II listed former stable block located within the golf course. The enclosure map indicates that the park at that time, possibly associated with the former deer park, was much smaller and mainly located to the south of main house at that time.
- 4.87 The Site of the current house was established c.0.55km to the north of here, in an area the 1817 Enclosure map (not illustrated) shows as being just outside the old park. It is evident that some cottages were swept away to make way for the new house and the park then extended to the north and west, which also necessitated the realignment of the Old Wokingham Road to run around the park boundary on its current alignment.
- 4.88 Currently, Google Earth suggests that one of the few parkland features remaining is its drive, which corresponds to its main vehicular access from Peacock Lane to the north, where a lodge is located. This drive is heavily wooded, a usual feature of this type of designed landscapes with the purpose of framing the reveal of the grand house when one approached it. This wooded corridor expands around the house and its garden, as shown on historical mapping, limiting views outwards from the house, which were channelled along the main north-west driveway and south-eastwards across the formal gardens. The woodland also providing privacy for the main house in wider views from the west, north and east.
- 4.89 Of the wider 'parkland' indicated on historic mapping, the Site of the walled garden is now occupied by Easthampstead Park Community School. The naturalistic grounds are now occupied by the golf course to the south, and agricultural land to the north and west. Two workers cottages survive on the south-western boundary.
- 4.90 The house is now a hotel, and a degree of access was afforded during the Site visit from public footpaths (**Image EDP A1.13**). In terms of views, the visit confirmed that the heavily wooded nature surrounding the house on the western side limited views such that it could not be experienced in longer views from the Old Wokingham Road.
- 4.91 Surviving elements of the former park, which are most coherent and make the greatest positive contribution to the house include the formal terraces and gardens to the south-east and the driveway approach from the north-west. These two locations provide the design context to the house from whether its architectural interest was designed to be chiefly understood and enjoyed. Other recognisable remaining elements including the woodland areas and lodges, which also make a positive contribution. Otherwise, the remainder of the park is now occupied by a golf course and agricultural land. Whilst these two areas do not, based on Google Earth, inherently appear to have any traditional 'parkland' features, such as scattered trees, it does nonetheless retain some openness akin to a park-like setting. The extents of this area can also be understood from the alignment of the roads which formed the boundaries to the park.

Relationship to Site

- 4.92 The Site is located c.710m west of Easthampstead Park house, beyond intervening woodland plantation, field boundaries, fields, and roads.

- 4.93 The 1825 Tithe Map (see **Plan EDP 6**) indicates that some parts of the Site were historical, owned by the Marquess of Downshire who occupied the house, but the parcels appear to have been tenanted out to farmers, rather than having a direct relationship. However, the Site was never an integral part of its parkland, and the limits effectively appear to have been the Old Wokingham Road, which forms the eastern boundary of the Site as its clearly visible on historic maps¹⁵ (**Plan EDP 6**) and which shows the Site was agricultural land beyond the park.
- 4.94 As mentioned, mature trees line the drive and around the house, with further woodland plantations prevent long distance views westwards towards the Site. As such, no views of the house could be ascertained from the Site during the December 2021 site visit (**Image EDP A1.12**). It was not possible to ascertain if any views exist from the upper floors of the house due to the private nature of the assets, which prevents access to verify the existence of the views. Importantly, this was a designed landscape and the house's orientation towards its drive and its confinement within a tree belt means that the only views available towards the Site would have been glimpsed at best, with the main focus of views being the park itself.
- 4.95 As such, it is considered that due to it being located beyond the parkland setting of the house, the Site is considered to provide a neutral contribution to the significance of the designated heritage assets. Notwithstanding this, it may be possible for glimpsed outwards views from the house towards the Site, whereby the introduction of built form within the Site may be discernible. Whilst this is not expected to impact directly on the significance of the house this would result in a change in land use and the appearance of its wider landscape character setting to the west.
- 4.96 Due to the introduction of built form, resulting in a change in land use and landscape character within the Site from the proposed development and the potential for this to adversely affect the wider westward setting to Easthampstead Park's listed 19th century country house (**1390331**), the designated heritage asset is taken forward to **Section 5** for impact assessment against the proposed development.

NON-DESIGNATED HERITAGE ASSETS

- 4.97 A chronological overview of the relevant known history and archaeological evidence for the Site and Study Area is provided below. As stated in paragraph 3.7, heritage assets and previous archaeological events recorded on the HER that are of relevance to this assessment and discussed in this report are illustrated and referenced in this report only.
- 4.98 In addition, information on locally listed buildings was obtained from the 'List of Buildings of Traditional Local Character – Wokingham' (2016).

¹⁵ <https://maps.nls.uk/view/97793278>

Locally Listed Buildings

- 4.99 The 'List of Buildings of Traditional Local Character – Wokingham' (2016) contains one entry within the Study Area, plotted on **Plan EDP 2** and comprises The Old Farmhouse, Easthampstead Road, Wokingham.
- 4.100 The Old Farmhouse is located on the south side of Easthampstead Road just to the west of Sutton Court Farm. The local list identifies the Old Farmhouse as dating from the 18th or 19th century but does not identify its architectural and character features. The farmhouse is currently a residential dwelling not being a part of a working farm.
- 4.101 Although no official description identifies its significance it is possible to ascertain that it lies within the architectural and historic interest of their fabric illustrating the particular development of the agricultural landscape of Wokingham. This is held at a local level, as reflected in their non-statutory designation.
- 4.102 The farmhouse is a part of the Sutton Court Farm complex forming the farmhouse in relation to the Grade II listed barn and stable, which are located c.40m to the east. As noted above in relation to the listed buildings, historically the farmhouse was set apart from the farmyard complex, in a likely deliberate attempt to disassociate the working areas of the farm from the living areas. Also as discussed above, it is noted that other than the listed buildings not much remains of the formerly associated farm.
- 4.103 The farmhouse is currently located within its own garden plot, which comprises lawns to the west and mature hedgerow boundaries. It is located on the south side of Easthampstead Road in a fairly isolated area being surrounded by agricultural fields to the north, south and west. Substantial redevelopment of Sutton Farm to the south-east has occurred with the change in use of some of the older buildings and the construction of newer ones as well as a substantial car parking area. Sutton Farm is no longer a working farm, currently being the site of a used car dealership and MOT centre. These aspects make a negative contribution to the significance of the Old Farmhouse due to the change in use and the reconfiguration of the built layout, which makes its legibility as an old farm unit difficult.
- 4.104 The farmhouse is removed from the roadside and cannot be readily appreciated from it, there are some glimpses from the public footpath from the west restricted to glimpsed views of the roof and upper windows (**Image EDP A1.11**).
- 4.105 More widely the setting comprises agricultural land, which was formerly historically associated to the east, south and west, as identified on the 1825 Tithe Map (see **Plan EDP 6**) but is no longer the case. As such, it is considered that the principal positive contribution made by the setting is largely restricted to its own garden, from where its significance can be chiefly appreciated, and the relationship to the two listed buildings to the north-east. Whilst there is some limited positive contribution made by the formerly historically associated agricultural land, this is limited as there are no longer any associate links and the ability to appreciate this is limited.
- 4.106 Direct associations between the Old Farmhouse and the Site have been identified during this assessment through being formerly associated agricultural land. These links have been severed sometime in the 20th century with the alienation of landholdings and the use of the

farm as a car dealership and MOT centre. Some limited glimpsed views of the Old Farmhouse from the Site are obtained from the west, whereby there is some limited appreciation of the asset in agricultural land, although it is no longer clear that it was formerly associated, thus making its interpretation as a farmstead limited (**Image EDP A1.11**).

- 4.107 It is therefore concluded that the Site only makes a negligible positive contribution to the significance of this non-designated heritage asset.
- 4.108 Notwithstanding, due to the proximity of the southern end of the Site to the west of the locally listed farmhouse, the non-designated heritage asset at Sutton Court Farm is brought forward to **Section 5** for impact assessment against the proposed development.
- 4.109 To the east of the Site Bracknell Forest Council maintains a Local List, but upon review it was identified that none are located within the Study Area, with the nearest being located 2.5km to the south. As such, none are considered to be affected by the proposals.

ARCHAEOLOGY

Prehistoric (500,000BC – AD 43)

- 4.110 There are two known records of remains of the prehistoric period documented within the Site. These comprise a findspot of a lithics scatter (**MWK13526**) and a prehistoric 'site' (**MWK4937**) recorded during the East Berkshire Archaeological Survey (EBAS) (**Plan EDP 4, ERM278**) towards the southern part of the Site. However, this site seems to have been identified through fieldwalking, rather than through invasive archaeological investigation and have yet to be tested or proven through further investigation.
- 4.111 Within the Study Area the archaeological resource for prehistoric remains is quite extensive and it has been compiled from archaeological investigations as well as from the analysis of aerial photographs and from chance finds.
- 4.112 A Middle Iron Age pit was recorded during archaeological investigations c.470 to the north-west of the Site (**MRM18445** and **ERM2347**). The pit contained 15 sherds of Middle Iron Age pottery, seven fragments of fired clay and three items of indeterminate metal working debris (possibly iron working slag), indicating possible evidence of ironworking being undertaken in the vicinity (Cotswold Archaeology; CA, 2018).
- 4.113 More conclusive evidence of settlement activity during this period was recorded during trial trench evaluations c.380m north-west (**MRM18525** and **ERM2347**) and c.450m to the north of the Site (**MRM18526** and **ERM2511**), from where a number of ditches, postholes and pits were excavated indicating some low-level settlement activity, similar to those of a mid to late Iron Age settlement at nearby Jennett's Park, possibly representing a continuation of the Jennett's Park settlement and its associated late Iron Age field boundary complex (CA 2018; Oxford Archaeology; OA, 2019).
- 4.114 Further evidence for settlement activity within the same area as previous event **ERM2511** to the north of the Site was also recorded during an archaeological excavation by Wessex Archaeology (WA) between 2019-2021 (**ERM2640**) (WA, 2021). A HER monument record

for prehistoric findings from the excavation is recorded on the HER c.430m north of the Site for late prehistoric post-holes, stake-holes, pottery and burnt flint recovered during the excavation (**MRM18581**).

- 4.115 An assemblage of Palaeolithic, Mesolithic and Neolithic flint tools, worked flint debitage, and charcoal, was recorded during fieldwalking across a wide area c.1km to the north-east of the Site (**MRM16801** and **MRM16807**). These features are located within an area of Bagshot Formation Sand and superficial river terrace gravel deposits.
- 4.116 A small number of worked flint pieces spanning from the Palaeolithic to the early Bronze Age were recorded during fieldwalking at Buckhurst Farm c.1km north of the Site (**MWK6335**) and later during trial trenching (**ERM355**), although no confirmed prehistoric features were recorded (TVAS, 1992).
- 4.117 The East Berkshire Archaeological Survey (EBAS) (**ERM278**) recorded several findspots or artifact scatters comprising:
- Assemblage of Mesolithic finds (**MBF4936**) c.560m to the north-east of the Site;
 - Findspot of a flint blade c.790m to the east (**MBF13528**) and c.90m to the north (**MWK13525**) of the Site;
 - Findspot of a flint scraper and another undescribed 'prehistoric find' c.800m to the east of the Site (**MBF15470**);
 - Findspot of a flint flake and arrowhead (**MWK13523**) c.160m to the north of the Site; and
 - Findspot of a retouched flake (**MBF15469**) c.790m to the east of the Site.
- 4.118 There are also instances of cropmarks recorded from the analysis of historical aerial photographs that have been interpreted, due to their shape and characteristics, as possibly comprising enclosures and field systems of prehistoric date, some with the potential to extend beyond, into the Roman period. These have not been investigated as yet; thus, their date and interpretation remain tentative. These HER cropmark records are located: c.70m south (**MWK480**); c.130m south (**MWK479**); c.230m south (**MWK478**); c.660m to the south-west (**MWK568**); c.940m to the west (**MWK4975**); c.280m to the east (**MBF485**); c.380m to the east (**MBF486**); c.390m to the east (**MBF487**); c.320m to the east (**MBF488**); and c.710m to the north (**MRM16787**) of the Site.
- 4.119 Additionally, undated archaeological features (**MRM18584**) have been recorded during previous archaeological investigation (**ERM2640**) located c.610m. Moreover, the 2021 evaluation by Pre-Construct Archaeology (PCA) adjacent to the Site's northern boundary, comprised of 14 trial trenches (**ERM2552**) and only recorded one undated ditch terminus (**MRM18540**) c.50m north of the Site (PCA 2021). These HER records support the identification of archaeology within the surrounding Study Area to the Site, but do not indicate such features extend into the Site.

4.120 There is little confirmed evidence for earlier prehistoric activity within the Site, which has not been tested archaeologically. Extensive evidence of earlier prehistoric activity is recorded within the Study Area. This activity appears to have largely occurred within areas of gravel or sand deposits, avoiding areas of London Clay. The geology of the Site is largely formed by London Clay bedrock, although superficial river terrace deposits of sand and gravel are present at least in the north and centre meaning that these areas have potential for the presence of previously undiscovered remains of the prehistoric period. As such, the potential for prehistoric remains within the Site is moderate, albeit remain localised and likely to consist of low levels of settlement activity similar to activity identified elsewhere within the area. As with that evidence discovered to the north, there is no reason to believe that this would be of such significance to warrant preservation *in-situ* and, if present they could be suitably mitigated through preservation by record.

Roman (AD 43 – 410)

4.121 There are no known records for Roman activity documented within the Site.

4.122 The Roman town of Silchester was located c.17.5km to the south-west of the Site, and the Roman capital of Londinium was located c.50km north-east. A major Roman road between the two passed c.2.6km south of the Site, on an east-west alignment. Within the Study Area the evidence for settlement is very scarce and mostly comprises the recovery of findspots.

4.123 Evidence of a Romano-British managed landscape was recorded c.390m to the north of the Site, during trial trench evaluation (**MRM18270** and **ERM2087**). The recorded features comprised a series of linear ditches and gullies and a number of small pits. The majority of features were undated, but their association with a few features, which were securely dated makes it easy to assume they are all contemporaneous (AOC, 2017). The evaluation's results suggested possible settlement enclosures with associated agricultural field systems. located within an area of London Clay geology. The results of that 2017 evaluation indicate that associated activity did not extend as far as the Site itself.

4.124 The remaining evidence for the Study Area comprises uncontextualized findspots as below:

- Two residual sherds of Roman pottery were recorded during trial trenching at Montague Park c.990m to the north of the Site (**MRM16778** and **ERM1442**);
- A single Roman potsherd was recorded during fieldwalking c.1km to the north-east of the Site (**MRM16800**); and
- A single Roman potsherd was also recorded during the EBAS at two separate locations c.280m and c.130m to the north of the Site (**MKW14129** and **MWK14130**).

4.125 Overall, the evidence discussed above is suggestive of a somewhat managed agricultural landscape within the hinterland of a possible settlement. It is unclear where the closest settlement site was located, but potentially lies in a cluster of activity identified in an evaluation c.0.4km to the north of the Site. Considering the local topography and geology, the Site would have been prone to seasonal flooding, and hence an unlikely location for it. However, this cannot be totally discounted. If settlement activity did occur within the Site, it

is likely to have been located within the higher topographical areas of sand and gravel geology. As such, the potential for Roman remains within the Site is low.

Early Medieval and Medieval (AD 410–1540)

- 4.126 There are no known records for early medieval remains within the Site, however, there are two known records relating to the medieval period documented within the southern end of the Site, comprising of chance finds of pottery sherds (**MWK13949** and **MWK14199**) during the previously mentioned EBAS.
- 4.127 The settlement of Wokingham is not mentioned in the Domesday Book of AD 1086, although the name suggests an early medieval origin, meaning 'homestead of the people of 'Wocc'' or referring to a people known as the 'Woccingas' (Grenvill, 1978). Wokingham formed a detached part of Wiltshire until 1845 and was recorded in AD 1145 as part of the manor of Sonning, owned by the Bishop of Salisbury. Wokingham was established as a manor in the 13th century, and in AD 1219 the Bishop of Salisbury granted a charter for a market to be established. Wokingham was located on a gravel ridge within the Royal Forest of Windsor and became a nodal point for communications and trade across central and eastern Berkshire. However, given the lack of a navigable river it never developed into a major trading centre (King, 2016). Wokingham adopted the medieval open field system, establishing two 'great fields' to the south of the town. These open fields were gradually enclosed into private hands during the post-medieval period and 19th century.
- 4.128 The post-medieval Easthampstead Park was adjacent to the south-eastern boundary of the Site, albeit as noted above, this section of the park was added in the 19th century, with the medieval/post-medieval extents laying much further to the south-east. The park originated as a medieval estate in royal ownership, with a deer park (**MBF482**), which formed part of the wider Royal Forest of Windsor. A former moated lodge (**MBF483**) built in the 14th century and frequented by royalty on hunting trips mapped by the HER c.710m to the east of the Site, was actually located c.1.04km to the east according to the 1607 map by John Norden¹⁶. The map also shows that the area of the original medieval park was substantially smaller. Neither of the park's extended into the Site.
- 4.129 Trial trench excavation at Montague Park c.1km to the north of the Site (**MRM16775** and **ERM1442**) identified medieval waste deposits, possibly suggestive of settlement in the vicinity (TVAS, 2013). A curvilinear ditch and two linear ditches (**MRM18358**, **ERM2264** and **ERM2266**) dated to the medieval period were recorded at Beech Lane c.1.3km to the north of the Site, during archaeological investigations from which pottery dating from the 12th to the early 16th century. The ditches appeared to have some correlation with boundaries recorded on the 1825 Tithe Map (CA, 2015; CA, 2017). Additionally, the excavation undertaken by WA between 2019-2021 (**ERM2640**) recorded possible medieval pits (**MRM18582**) c.610m north of the Site (WA, 2021).
- 4.130 Findspots of medieval pottery were recorded by EBAS c.520m to the north (**MWK13939**), c.990m to the north-east (**MBF13940**), c.630m to the east (**MBF13941**), c.250m to the north (**MWK13950**), c.140m to the north (**MWK13951**), c.660m to the east (**MBF14216**), c.260m to the north-west (**MWK14224**), c.560m to the north (**MWK14228**), and c.160m

¹⁶ <http://www.bl.uk/onlinegallery/onlineex/unvbrit/m/001hri000003749u00010vrb.html>

to the north (**MWK14219**) of the Site. A further five sherds of pottery broadly dating from the 13th to 15th century were found whilst fieldwalking c.480m to the north of the Site (**MRM16798**). These potsherds are likely to be the result of manuring practices carried out from nearby farmsteads and are unlikely to represent settlement sites.

- 4.131 The Site was located in the agricultural hinterland of the medieval town of Wokingham, and the putative early medieval rural settlement which preceded it. Medieval settlement activity within the vicinity of the Site appears to have been focused on known farmsteads (which either survive today or are recorded on cartographic sources). Overall, the potential for early medieval and medieval remains within the Site is low other than for low value agricultural features, such as evidence of field boundaries and other agricultural activity.

Post-medieval (AD 1540–1900) and Modern (AD 1900–Present)

- 4.132 There is one known record relating to the post-medieval period within the Site, comprising an abundant amount of pottery brought to the surface by a potato digger in 1960 (**MWK7204**). The HER records that it is believed this pottery may be associated with a settlement site recorded on the 1817 enclosure map (not illustrated) known as Natts Green. An analysis of the LiDAR imagery available for the Site (**Plan EDP 5**) shows no evidence for the presence of any remains within this area. Indeed, it mostly depicts the presence of faint remains of modern ridge and furrow as well as old field boundaries. As such, a settlement here seems unlikely and no settlement is noted on the 1761 Roque Map (**Plan EDP 6**), equally, there is no settlement indicated on the 1817 enclosure map¹⁷, so it is unclear as to where the reference originated from.
- 4.133 Queen Elizabeth I re-confirmed Wokingham's market rights in AD 1583, and in AD 1612 the town was incorporated as a free borough. The town continued as a market centre, with various businesses developing to support the market crowds. The town was noted for a silk-stocking industry, which was present from the 17th century until the mid-19th century (King, 2016).
- 4.134 A post-medieval field system was recorded during trial trenching at Montague Park c.960m north of the Site (**MRM16777** and **ERM1442**). Extant and former post-medieval field systems are also recorded c.1.1km to the north-east of the Site (**MRM16643**).
- 4.135 The later post-medieval period saw the urban expansion of Wokingham southwards, via a gradual encroachment of development towards the Site from the mid-late 19th century onwards. Urban expansion included the construction of the east-west London and South Western Railway line (L&SWR), which opened in 1856 and is recorded as a non-designated heritage asset (**MWK6138**). The railway line has served as the southern limit of Wokingham's built form since the latter 20th century.
- 4.136 Wokingham is not an area which has a high level of survival of ridge and furrow earthworks, nor is the township intelligible as containing a former open-field system with the single exemplar being recorded c.540m to the north-west of the Site (**MWK7120**). As mentioned above, the LiDAR data (**Plan EDP 5**) shows that any earthworks or former boundaries within

¹⁷http://ww2.berkshirenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=DP154_26B\Map.jpg

the Site have been degraded by modern ploughing and are no longer intelligible with the Site, no longer being situated in the context of the former open fields of Wokingham (see Cartographic Evidence analysis below).

- 4.137 Of note, consulted historic maps and aerial photographs indicate that former internal post-medieval field boundary layout within the Site remained extant until the latter 20th century, as such, although visible evidence for these former field boundaries has been removed overtime due to modern ploughing, buried remains associated with these linear features are anticipated to be present within the Site. Such function agricultural remains would be of very low significance.
- 4.138 The Site was located in the agricultural hinterland of the post-medieval town of Wokingham and formed part of the associated landholdings of a number of former and some surviving farmsteads. Post-medieval settlement activity within the vicinity of the Site was focused on known farmsteads (which either survive today or are recorded on cartographic sources). The Site may feature buried remains associated with former field boundaries contained within the Site. Such remains would be of low or local significance. As such, the potential for post-medieval remains within the Site is moderate.
- 4.139 The Site has remained in use as agricultural land throughout the 20th century, as attested to by consulted historic maps and aerial photographs, discussed below. As such, a moderate potential for modern remains associated with agricultural features (e.g. field boundaries, furrows, drainage ditches) of negligible or local significance is attributed to the Site.

Previous Archaeological Events

- 4.140 Previous events within the Site and Study Area which are of relevance to the archaeological potential of the Site are referred to in the periodic overview sections above. As such, previous archaeological events are not discussed any further. Those discussed in this report are illustrated in **Plan EDP 4**.

SITE VISIT

- 4.141 The Site visit was undertaken in December 2021 and March 2023. The weather conditions gradually became wet and overcast but there was sufficient visibility to assess the Site and its surrounding landscape, and the entire site was visited. The Site was under pasture for grazing sheep and horses, with the lower fields being somewhat marshy.
- 4.142 The Site visit did not identify any upstanding or surface evidence of archaeological activity within the fields. Broad depressions were noted, reflecting the local topographical and geological circumstances.

Cartographic Evidence

Historic Maps

- 4.143 The earliest consulted map was the Rocque's 1761 map of Berkshire (**Plan EDP 6**). The Site is shown as being formed by several fields, crossed by the Emm Brook.

Sutton Court Farm is also recorded along what is now the Easthampstead Road. No built form seems to be recorded within the Site at this time.

- 4.144 The Site is next recorded on the 1817 Wokingham Enclosure Map (not reproduced due to copyright restrictions but available for viewing online¹⁸). The map appears to show that the majority of the land within the Site had already been enclosed by this time. The Site is divided into several plots and mostly under the ownership of R Crabtree and Miss C Wise and there is no sign of the 'Natts Green' mentioned in the HER record.
- 4.145 The 1825 Wokingham Tithe Map (**Plan EDP 6**) records a very similar situation to the enclosure map, with increased accuracy and detail. The Site is recorded as comprising several fields, of smaller size and in some of the plots there is a graphic representation of the type of plantation. Field boundaries are represented with tree symbols indicating the presence and predilection for hedgerows as boundary markers. Several small farm units are also recorded in the Site including a complex in the south-western part of the Site, noted as Hambridge Farm on the 1899 OS map although this no longer exists on the ground today and appears to have been demolished by the time of the 1969 OS map.
- 4.146 The ownership reflects smaller farm units with most of the Site being divided under the ownership of Richard Whatley, the Marquis of Downshire, Matilda Duffield, George Pigg, James Baker and Catharine Wise. In terms of land use the Site was recorded as being under homestead, gardens, arable, pasture, meadow, and wood. A review of the field names revealed no archaeological references with the names making reference to acreage and use and being fairly self-explanatory.
- 4.147 From the 1872 First Edition OS map (**Plan EDP 6**) to the revised 1938 OS map (**Plan EDP 6**) no major differences on the field boundaries are recorded. The current field layout visible on the Site is a product of field amalgamation undertaken during the 20th century.
- 4.148 The mapping indicates that the Site was located in agricultural land albeit the field patterns and boundaries changed around the turn of the 20th century with the amalgamation of fields and the removal of field boundaries to give way to bigger size fields more suitable to modern agricultural practices.

Historic Landscape Characterisation

- 4.149 The purpose of Historic Landscape Characterisation (HLC) is to identify the varying historic character of the landscape within the Site and Study Area (HE, 2023). This is achieved by assessing the current landscape's character and dividing the area contained within the Site and Study Area into individual parcels of land based on their assigned HLC type (e.g. Residential Area, Ancient Woodland, Modern Enclosure), which enables spatial and temporal patterns to be identified (HE, 2015).
- 4.150 The Site is located partially within two HLC areas (**Plan EDP 7**). Land to the north of Easthampstead Road is located within agricultural farmland recorded as comprised of piecemeal enclosures of at least post-medieval date (**HRM3586**). Meanwhile, land to the south of Easthampstead Road is located within modern paddocks and animal enclosures

¹⁸ <http://ww2.berkshireenclosure.org.uk>

(**HRM3558**). Neither HLC holds historic interest and are reflective of the landscape character of the area.

Aerial Photographs

- 4.151 A review of publicly available HE aerial photographs was undertaken for the Site. Available photographs range in date from 1945-1998. Photographs were viewed to assist in the establishment of the Site's land use history as well as the identification of previously unidentified potential cropmarks and earthworks within the Site to inform the Site's archaeological potential. None of the photographs are reproduced in the report.
- 4.152 Reviewed aerial photographs show that the Site has remained under agricultural use throughout the 20th century. With the former internal field divisions within the Site being present until the latter 20th century. As such, it is anticipated that remains of former post-medieval field boundaries reflected on consulted historic maps and aerial photography are present within the Site.

LiDAR Evidence

- 4.153 As briefly discussed in the above period sections the LiDAR data processed for this assessment did not reveal any evidence for the possible presence of remains of archaeological origin. The few faint earthworks visible relate to post-medieval to modern ploughing, which most likely removed/truncated the upper horizons, natural topographic features and old field boundaries. Consulted LiDAR imagery is presented in **Plan EDP 5**.

ARCHAEOLOGICAL POTENTIAL SUMMARY

- 4.154 Current baseline evidence suggests that most of the Site has not been subject to previous development. The exception to this is the erection of the two farm compounds located within the southern half of the Site. These farm compounds would have resulted in the disturbance and/or truncation of potential archaeological bearing deposits to some degree.
- 4.155 The HER records previous archaeological findspots for non-*in situ* artefact scatters of late prehistoric stone tools (**MWK13526**) and possible settlement evidence (**MWK4937**) within the southern end of the Site, as well as findspots for medieval pottery within the southern end of the Site (**MWK13949**, **MWK14199**). A findspot for post-medieval pottery within the northern end of the Site (**MWK7204**) is also recorded on the HER. In addition, one previous fieldwalking event is recorded within the southern end of the Site (**ERM278**), which resulted in the creation of HER records (**MWK13949**, **MWK14199**).
- 4.156 Overall, the potential for archaeological remains within the Site is moderate for prehistoric remains, low for Roman, early medieval and medieval remains and moderate for post-medieval to modern remains.
- 4.157 Although stray scatters of archaeological objects have been recovered across the fields within the Site, potential previously unrecorded archaeological remains within the Site are most likely to comprise agricultural features, such as post-medieval field boundaries of low or local significance and/or post-medieval to modern drainage ditches and furrows of negligible or local significance, associated with past agricultural practices.

Section 5

Impact Assessment

- 5.1 Having identified designated heritage assets with the potential for their settings to be affected by the development within the Site, **Step 2** then examined these assets in greater detail, defining their settings, and identifying the degree to which these settings make a contribution to the significance of the assets, or allow their significance to be appreciated.
- 5.2 This includes an understanding of whether the Site forms a part of the heritage asset's setting, and if it does, whether and to what degree it contributes to the significance of the asset in question and whether this contribution is to be affected by the Site's development for housing.
- 5.3 Below covers **Step 3** and presents an assessment of the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it. It also covers **Step 4**, providing recommendations for mitigation measures, where appropriate to minimise or remove potential harm from direct physical loss or indirect setting impacts.

DESIGNATED HERITAGE ASSETS

Lock's House (1118082)

- 5.4 As discussed in **Section 4**, the Grade II* listed Lock's House represents a modest 18th century farmhouse with heightened architectural and artistic interest in a grander more gentrified House reflecting a tradition in 18th century society to illustrate a landowner's wealth and prosperity through grandiose improvements to their houses. In this case, this is a particularly fine example, reflected in its Grade II* status.
- 5.5 The Site is located c.175m to the south of the Grade II* listed Lock's House, beyond two well vegetated boundaries and large modern agricultural buildings of an equestrian centre.
- 5.6 This assessment has identified that land within the Site was part formerly farmed from the house. With at least the northern fields within the Site being a part of its landholdings according to the 1825 tithe apportionment. These links have been severed sometime in the 20th century. Meanwhile, intervisibility between the Site and heritage assets is also very limited. Such views, if possible, from within the Site would be limited to long distance views and not feature locations from where the special appearance and historic interest of Lock's House can typically, or best be experienced. As such, the Site provides a very limited positive contribution to its significance.
- 5.7 The proposed development includes strengthening of the northern boundary with additional tree planting to ensure the continued screen effect. This will ensure that the introduction of built form into the Site will have an overbearing or perceptible effect on the house. Whilst glimpses may well be possible, this will be seen in the context of exiting modern built form. Equally, should the proposed residential development in the intervening area be consented, this would also provide a further buffer of built form to screen the Site.

- 5.8 As such, the inclusion of these embedded design measures ensures that the significance of the heritage assets is preserved, and that the positively contributing setting attributes are unaffected. As such, the proposed development will have no impact on the significance of the designated heritage assets at Lock's House.

Stable at Sutton Court Farm, Approximately 7m to North-North-West of Barn (1135841), and Barn at Sutton Court Farm (1313124)

- 5.9 As discussed in **Section 4**, the listed stable at Sutton Court Farm is a single storey cowhouse now part of a wider stable range, built c.1700 with 19th and 20th century alterations. It is a timber-frame with painted brick infill and plain tile roof structure. Meanwhile, the listed barn is a timber-frame, weatherboarded, with some brick infill and old tile gabled roof structure. It features a hipped over waggon entry and was built c.1700. The significance of the buildings primarily derives predominantly from their historic and architectural interest illustrating the changing nature of rural properties and agricultural practices.
- 5.10 The Site is located c.80m west of the Site at its nearest point, beyond intervening gardens, treelines and hedgerows as well as modern built form to its west and southern sides.
- 5.11 This assessment has identified that land within the Site was part of the landholdings of Sutton Farm. However, these links have been severed sometime in the 20th century with the alienation of landholdings and the use of the farm as a car dealership and MOT centre. Meanwhile, intervisibility between the Site and heritage assets is also limited. Such views, if possible, from within the Site would be limited to long distance views and not feature locations from where the special appearance and historic interest of Sutton Farm can typically or best be experienced. As such, the Site provides a negligible positive contribution to the significance of the farm's designated heritage assets.
- 5.12 The proposed development includes a large area of Suitable Alternative Natural Greenspace (SANG) to the west of Sutton Court Farm which provides a substantial buffer from the proposed built form within the Site. This is achieved via the addition of vegetation planting and green spaces. This will ensure that the closest part of the Site to the designated heritage assets retains its green character and is not replaced by an imposing-built form in proximity to the heritage assets. As such, the inclusion of these embedded design measures ensures that the significance of the heritage assets is preserved, and that the positively contributing setting attributes are unaffected. As such, the proposed development will have no impact on the significance of the designated heritage assets at Sutton Court Farm.

Easthampstead Park College, Attached Terrace with Retaining Wall and Steps (1390331)

- 5.13 As discussed in **Section 4**, the listed Easthampstead Park College (**1390331**) is a three-storey and attic, E-shaped plan large country house, turned college and hotel, built in 1860. It is built of red brick in English bond with bath stone dressing sand a low-pitched slate roof. The significance of the house primarily derives from its historic and architectural interest illustrating 19th century grand rural properties. It also has some archaeological interest in its phasing as well as artistic in the detailing of its style.

- 5.14 The Site is located c.710m west of Easthampstead Park house, beyond intervening woodland plantation, field boundaries, fields, and roads.
- 5.15 A historic documented land holding ownership connection has been identified with some parts of the Site, but the parcels within the Site appear to have been tenanted out to farmers, rather than having a direct relationship. The Site was never an integral part of the country house's experienced parkland and the western limit appears to have been the Old Wokingham Road, which forms the eastern boundary of the Site. The Site merely served as functional agricultural land beyond the park to the country house.
- 5.16 Beyond this connection, no visual connection has been identified between the Site and country house from ground-level. Woodland plantations prevent long distance views westwards towards the Site. Although, it was not possible to ascertain if any views exist from the upper floors of the house due to the private nature of the assets, it is anticipated that such views at best, would be partial and intermittent peripheral views from the west side elevation of the country house, providing general views westwards towards the Site. Such views would not form part of any designed views from the house, which are focused northwards along its drive towards Peacock Lane. The Site is overall considered to provide a neutral contribution to the significance of the designated heritage asset.
- 5.17 Development within the Site has the potential to alter peripheral glimpsed outwards views from the house's western side elevation, beyond existing parkland woodland plantation. To ensure any residual intervisibility between the Site and heritage asset is removed, the proposed development includes additional planting along Old Wokingham Road, comprising native scrub and trees to screen the introduction of any built form to the wider western setting of the heritage asset. Although land use and the landscape character within the Site will change to a residential mixed use built form, this will not impact the ability to appreciate or experience the architectural and historic interest of the listed building, which is focused to within the immediate environs of its enclosed parkland. As such, the proposed development with the inclusion of embedded design measures would result in no impact to the significance of the heritage asset.

NON-DESIGNATED HERITAGE ASSETS

Locally Listed Building – Old Farmhouse, Sutton Court Farm

- 5.18 As discussed in **Section 4**, the locally listed building of the Old Farmhouse at Sutton Court Farm, is part of the Sutton Farm complex located c.80m east of the Site. The farmhouse dates to the 18th-19th century.
- 5.19 The Site shares the same relationship as that identified for the two listed buildings at Sutton Court Farm.
- 5.20 As such, the introduction of green spatial buffers to the west of Sutton Court Farm from the built form of the proposed residential development within the Site, will ensure that the closest part of the Site to the non-designated heritage asset retains its green character and is not replaced by an imposing-built form in proximity to the heritage assets. As such, the inclusion of these embedded design measures ensures that the setting of the heritage asset

is preserved, and that its positively contributing setting attributes are unaffected. As such, the proposed development will have no impact on the non-designated heritage asset.

Archaeological Remains

- 5.21 Based on the current information, no substantial or significant archaeological remains are known or anticipated to be present within the Site, which would merit preservation *in situ*.
- 5.22 The Site has been identified to have a moderate potential for prehistoric remains, low for Roman, early medieval and medieval remains and moderate for post-medieval to modern remains. Any encountered remains would most likely comprise of agricultural features (i.e. infilled field boundaries, drainage ditches and furrows), which would be up to low or local significance.
- 5.23 If present, such remains would be subject to complete loss from the proposed development through associated intrusive groundworks across the Site. This would include potential buried remains associated with the former infilled post-medieval field boundaries within the Site, illustrated to be present until the later 20th century. However, as has been the approach elsewhere in the region, it is considered that such remains, if present, could be suitably mitigated through preservation by record.
- 5.24 It has been established through consultation with the Archaeological Advisor for Berkshire County Council, that it further archaeological works can be secured through an appropriately worded Planning Condition as part of a successful planning application consent.

Section 6 Conclusions

- 6.1 This report has been prepared by EDP, on behalf of Lightwood Strategic and presents the results of an AHA of the Site. This report has been produced to accompany a Hybrid Planning Application for a residential led mixed use development.
- 6.2 Potential direct impacts to archaeological remains and impacts upon the significance of designated heritage assets from the proposed development have been considered in accordance with HE guidance: *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (HE, 2017).
- 6.3 The Site does not contain any 'designated heritage assets', as defined in Annex 2 of the NPPF (i.e. world heritage sites, scheduled monuments, listed buildings, conservation areas, RPGs or registered battlefields) (DLUHC, 2023b). As such, none would be physically affected by development within the Site.
- 6.4 Within the 1km Study Area, 15 listed buildings are present. This report's setting assessment (see **Section 4**) identified that the Site makes a negligible positive contribution to the significance of the listed buildings of Lock's House (**1118082**) and the listed barn (**1313124**) and stables (**1135841**) at Sutton Court Farm, as well as the locally listed Old Farmhouse at Sutton Court Farm. However, the impact assessment section (see **Section 5**), identified that through embedded design measures within the proposed development, no impact would occur to such designated heritage assets through an adverse change to their setting.
- 6.5 Overall, the potential for archaeological remains within the Site is moderate for prehistoric remains, low for Roman, early medieval and medieval remains and moderate for post-medieval to modern remains. Previously unrecorded archaeological remains within the Site would most likely comprise agricultural features, such as post-medieval field boundaries of low or local significance and/or post-medieval to modern drainage ditches and furrows of negligible or local significance, associated with past agricultural practices.
- 6.6 It is considered that if any archaeological works are deemed as a requirement by the Archaeological Advisor for Berkshire County Council, such works could be secured through an appropriately worded Planning Condition as part of a successful planning application consent.
- 6.7 Overall, it is concluded that the proposed development would be compliant with national and local planning policies set out in **Section 2** of this AHA.

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Appendix EDP 1 Images



Image EDP A1.1: View of the Site facing west, showing tree lined boundary hedgerow and modern buildings beyond.



Image EDP A1.2: View of the Site facing south showing the Emm Brook and modern buildings beyond Site boundary.



Image EDP A1.3: View of the Site facing north showing the gently rolling topography.



Image EDP A1.4: Main elevation of Grade II* Lock's House (**1118082**) facing south.



Image EDP A1.5: View of Grade II Lock's Barn (**1135838**) facing south-east.



Image EDP A1.6: View from the edge of the Site facing north towards Grade II* Lock's House (**1118082**) showing glimpses of modern livery buildings through tree lined hedgerow.



Image EDP A1.7: View from the site facing towards Pearce's Farmhouse (**1319115**), Barn (**1118118**) and Granary (**1135768**).



Image EDP A1.8: View Grade II Listed Pearce's Farmhouse (**1319115**).



Image EDP A1.9: View of Grade II Listed Barn (**1118118**) at Pearce's Farm from Easthampstead Road facing north.



Image EDP A1.10: View of Sutton Court Farm from the site facing east.



Image EDP A1.11: View of the locally listed Old Farmhouse from the site facing east.



Image EDP A1.12: View facing west from the treelined drive at Easthampstead Park.



Image EDP A1.13: View of the Grade II Listed Easthampstead Park house (now college) (**1390331**) main elevation facing south-east.



Image EDP A1.14: Roadside view of the boundary of the Grade II Listed Garden House (**1118079**) and Grade II Listed Holme Grange School (**1319138**) facing south-west.

Plans

Plan EDP 1: Site Location Plan

(edp7438_d001c 10 January 2024 SWa/CJo)

Plan EDP 2: Designated Heritage Assets

(edp7438_d002c 10 January 2024 SWa/CJo)

Plan EDP 3: HER Entries

(edp7438_d003d 08 February 2024 2024 SWa/CJo)

Plan EDP 4: Previous Works

(edp7438_d004d 08 February 2024 SWa/CJo)

Plan EDP 5: LiDAR Analysis

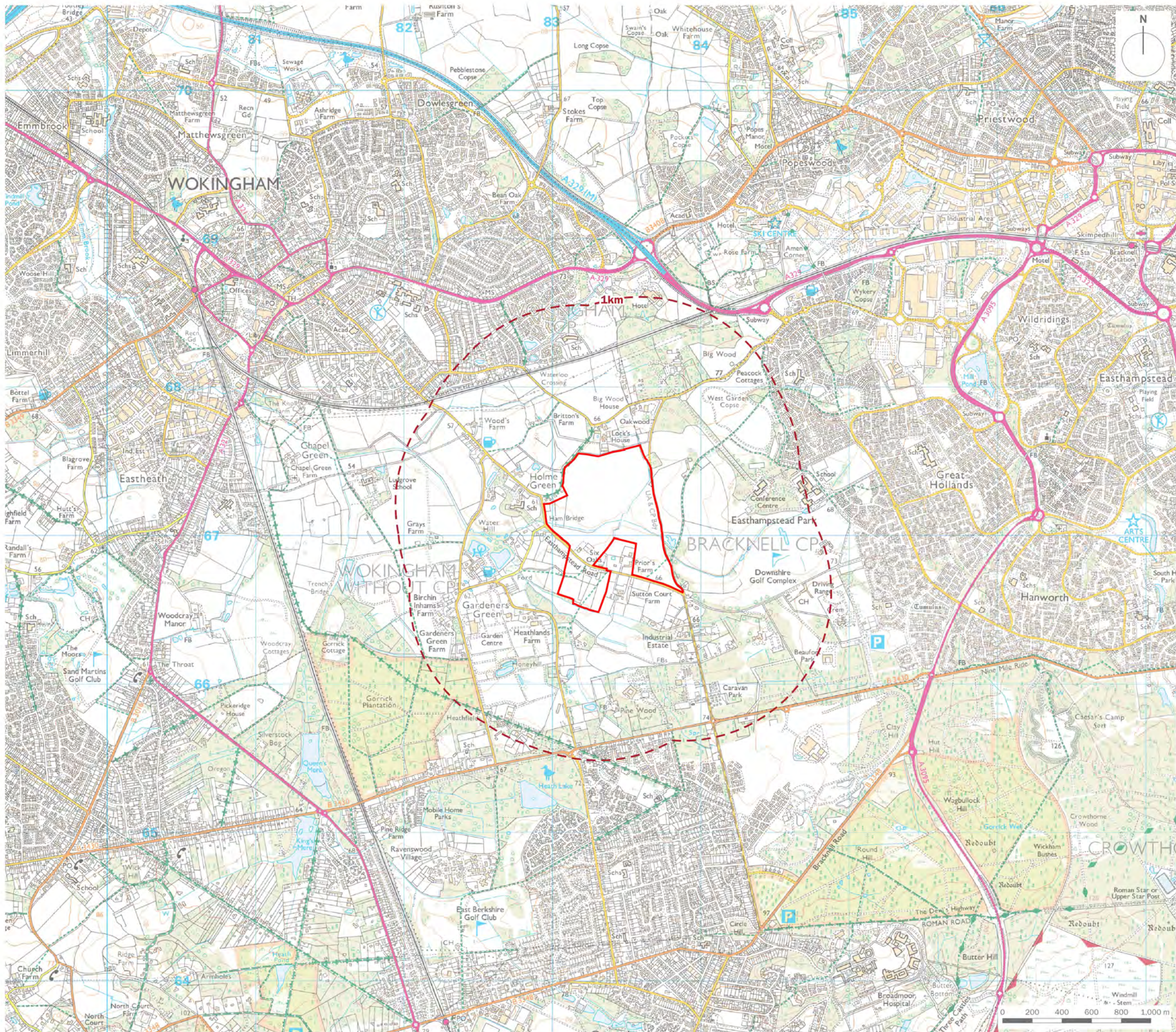
(edp7438_d005c 10 January 2024 SWa/CJo)

Plan EDP 6: Extracts of Historic Mapping

(edp7438_d006c 10 January 2024 SWa/CJo)

Plan EDP 7: Historic Landscape Characterisation areas

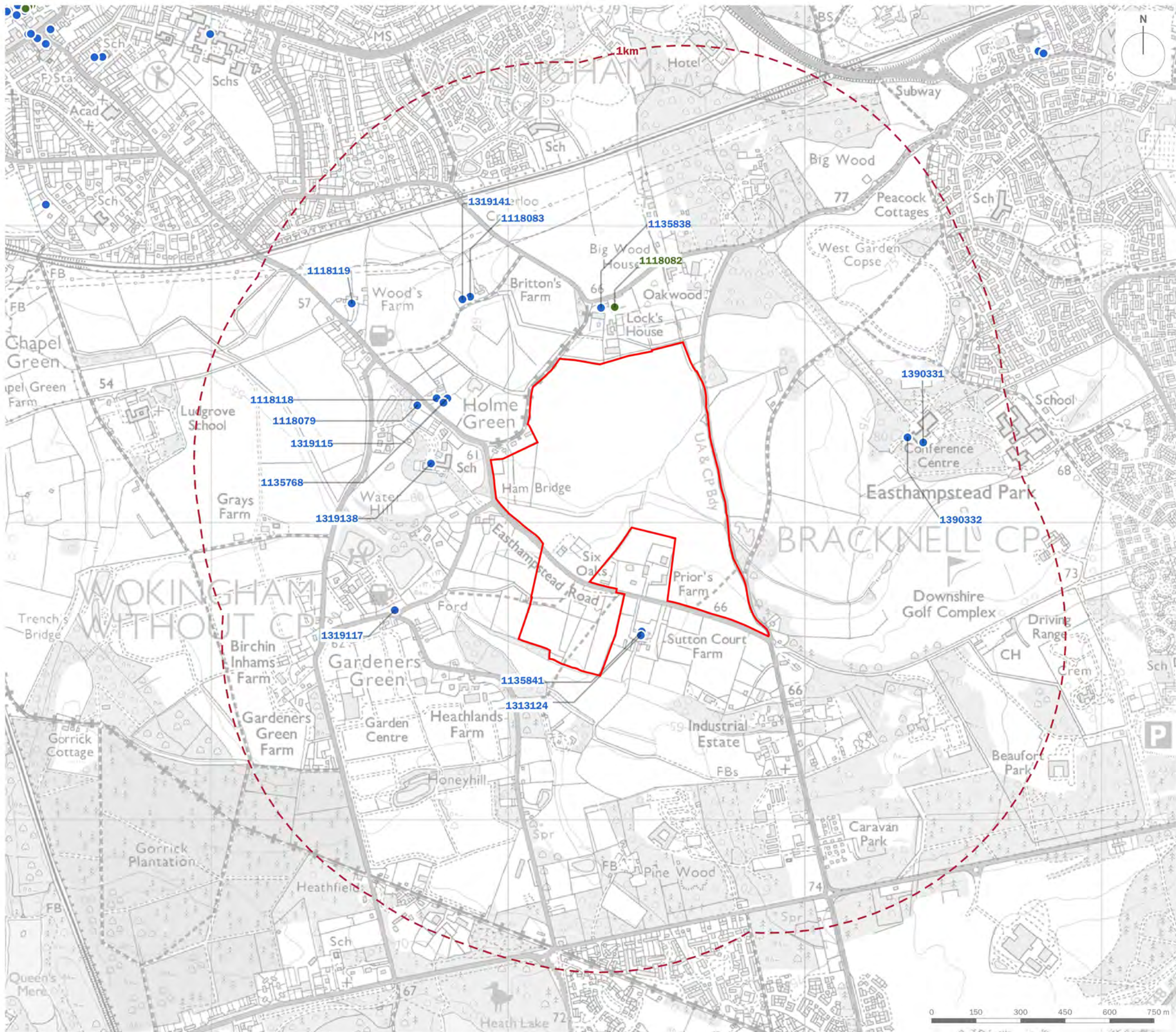
(edp7438_d031 08 February 2024 GYo/MBa)



client	Lightwood Strategic		
project title	Prior's Farm, South Wokingham		
drawing title	Site Location Plan		
date	10 JANUARY 2024	drawn by	SWa
drawing number	edp7438_d001c	checked	CJo
scale	1:25,000 @ A3	QA	GYo



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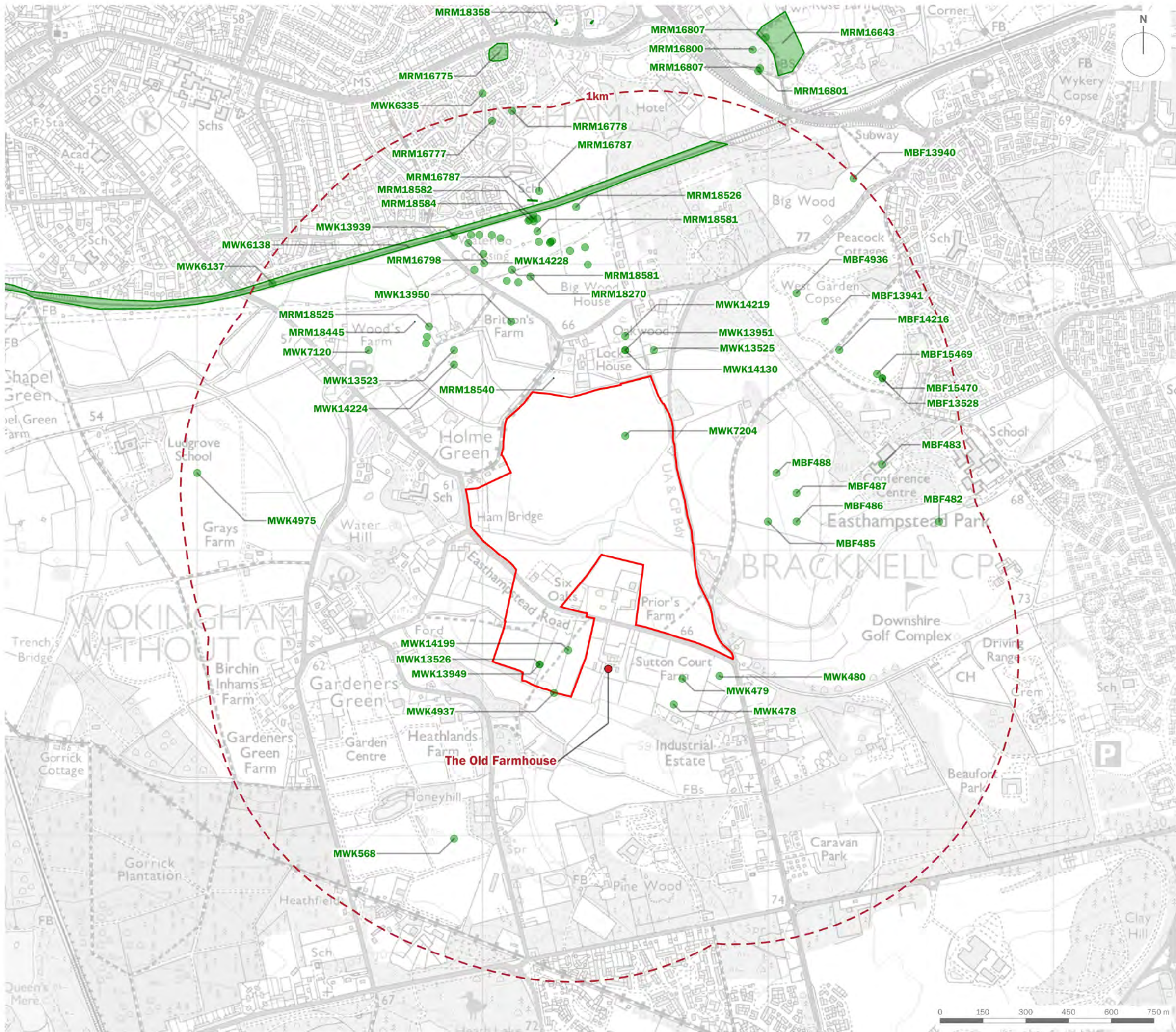


- Site Boundary
- 1km Detailed Search Area
- Grade II* Listed Building
- Grade II Listed Building

client	Lightwood Strategic		
project title	Prior's Farm, South Wokingham		
drawing title	Designated Heritage Assets		
date	10 JANUARY 2024	drawn by	SWa
drawing number	edp7438_d002c	checked	CJo
scale	1:12,500 @ A3	QA	GYo



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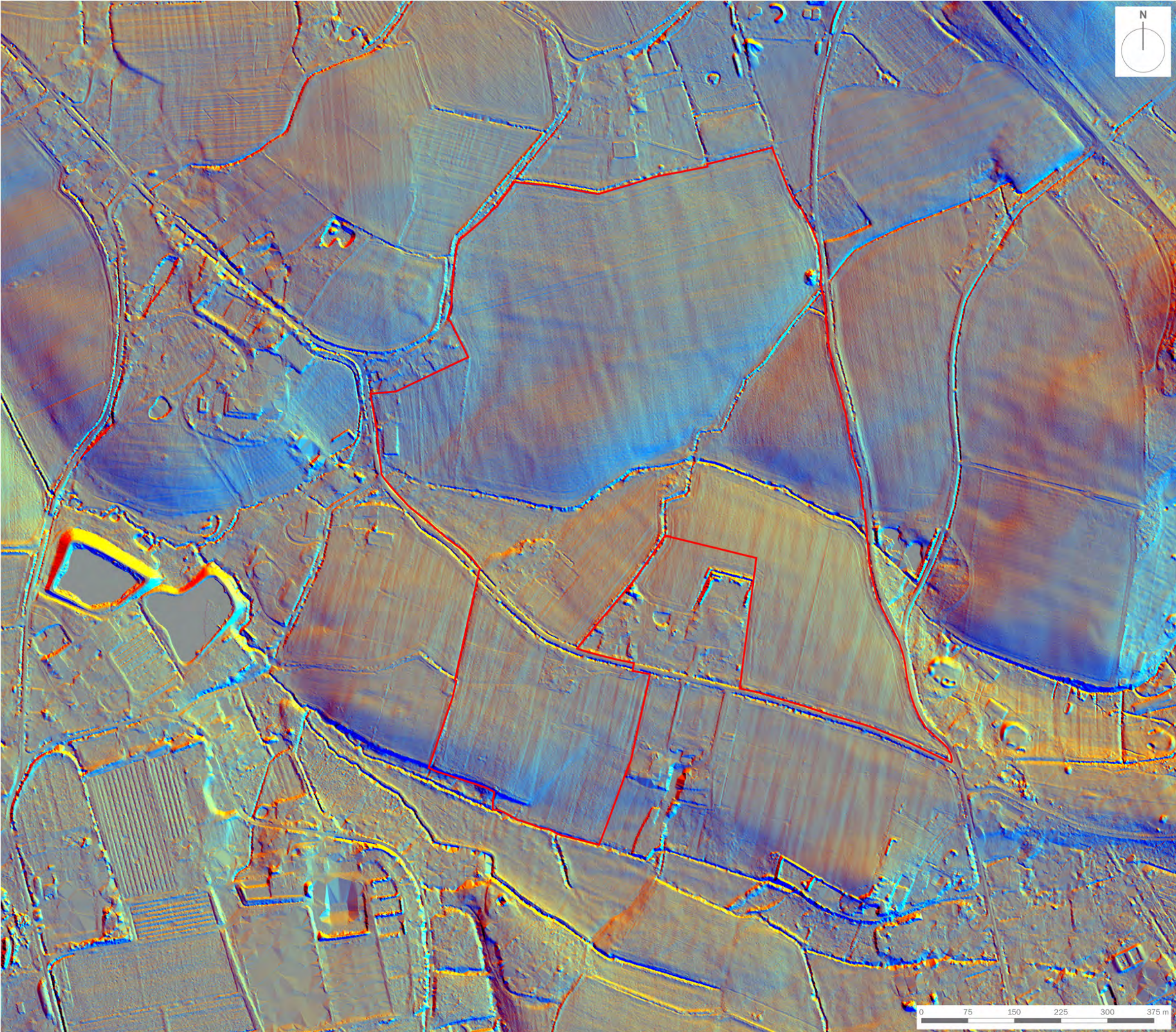


- Site Boundary
- 1km Detailed Study Area
- HER Monument
- Locally Listed Building

client	Lightwood Strategic		
project title	Prior's Farm, South Wokingham		
drawing title	HER Entries		
date	08 FEBRUARY 2024	drawn by	SWa
drawing number	edp7438_d003d	checked	CJo
scale	1:13,000 @ A3	QA	GJo



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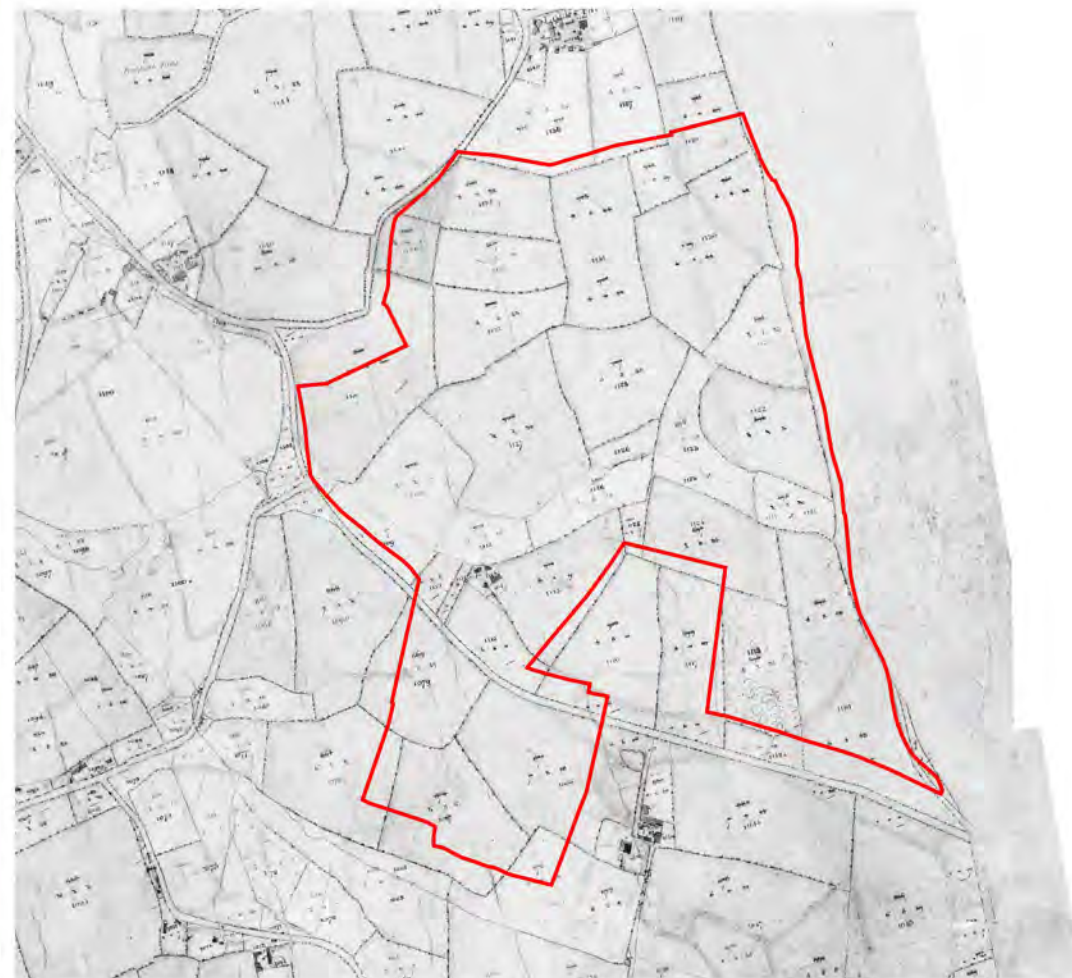
 Site Boundary

 LiDAR Data Using 1m Digital Terrain Model (DTM) with Multi-directional Azimuth Shading

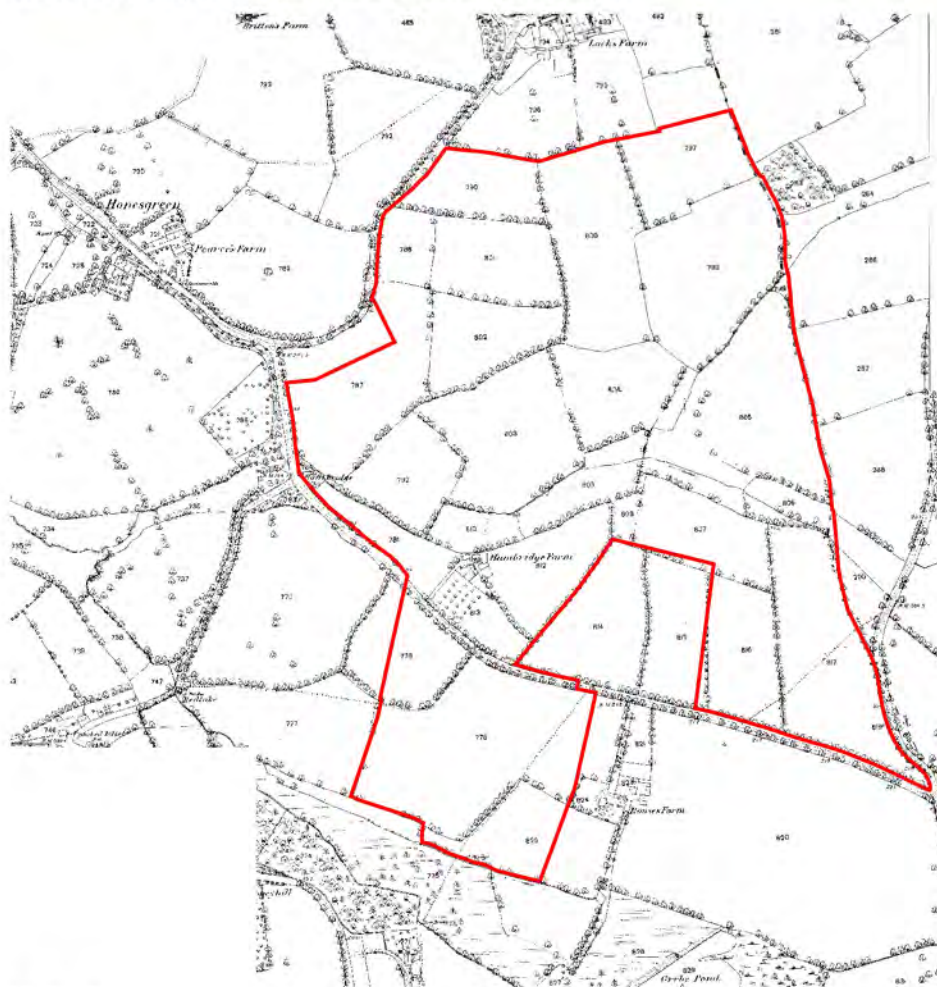
client			
Lightwood Strategic			
project title			
Prior's Farm, South Wokingham			
drawing title			
LiDAR Analysis			
date	10 JANUARY 2024	drawn by	SWa
drawing number	edp7438_d005c	checked	CJo
scale	1:6,000 @ A3	QA	GYo



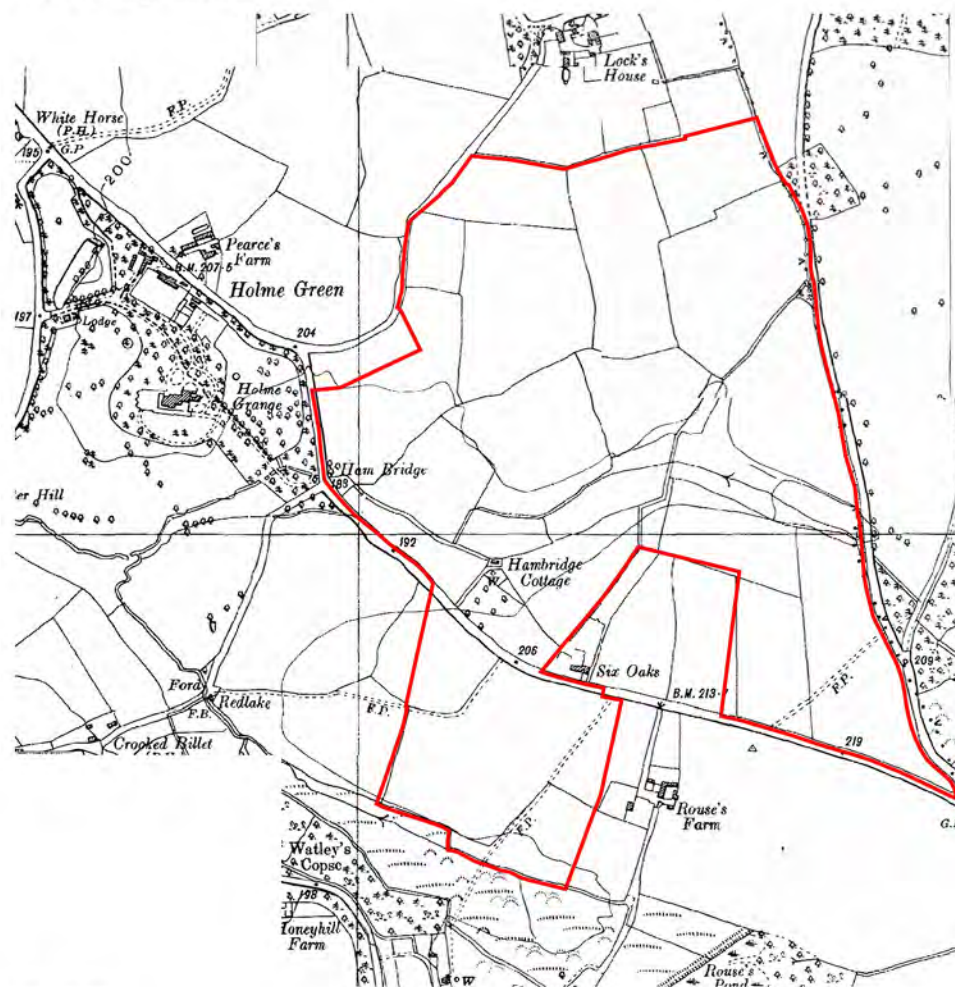
1761 Rocque Map (Berkshire Record Office ref D/EX2826/4)



1825 Wokingham Tithe



OS 1872



OS 1938

 Approximate Site Boundary

client

Lightwood Strategic

project title

Prior's Farm, South Wokingham

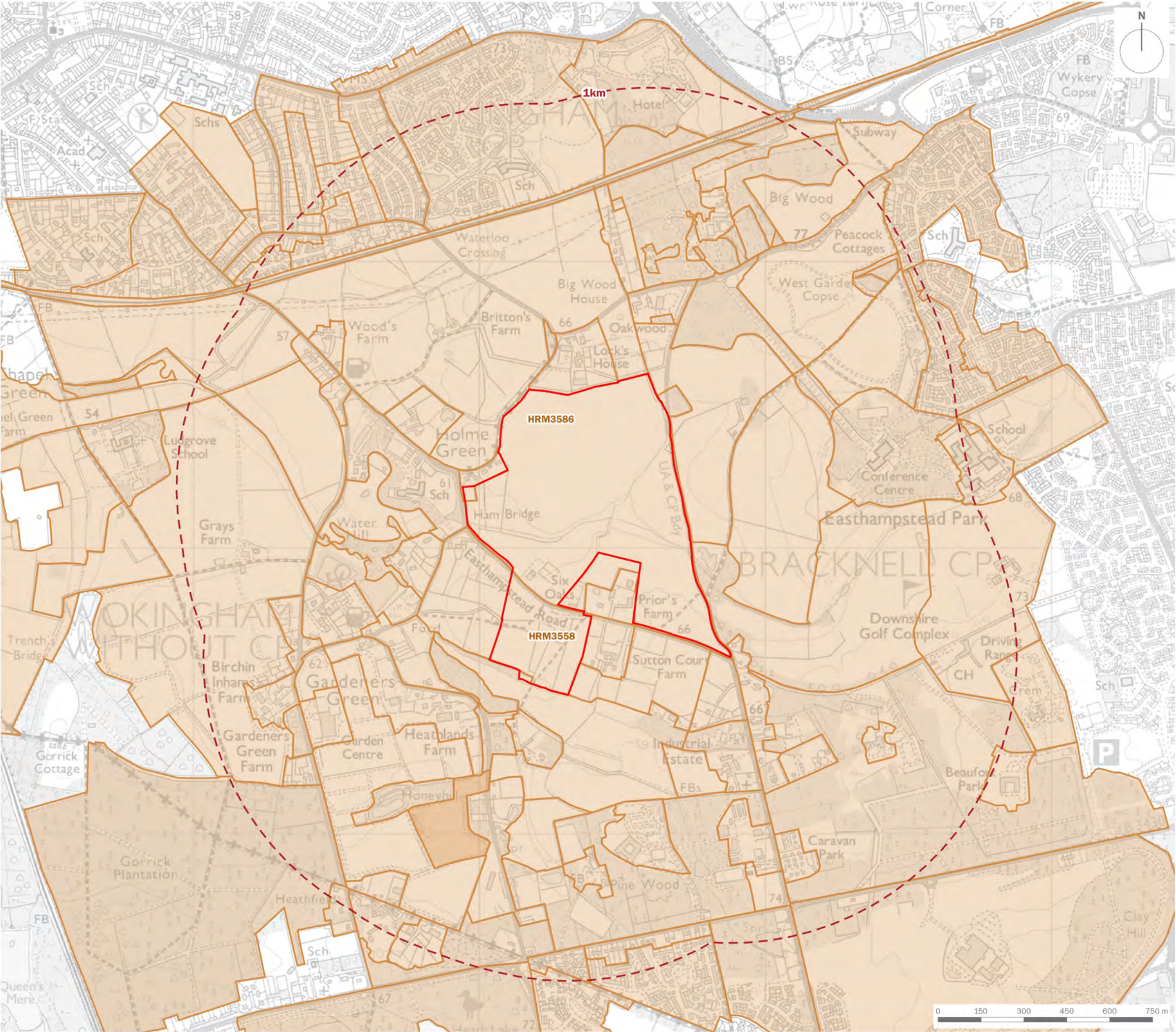
drawing title

Extracts of Historic Mapping

date	10 JANUARY 2024	drawn by	SWa
drawing number	edp7438_d006c	checked	CJo
scale	Not to scale @ A3	QA	GYo

 the environmental dimension partnership

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- Site Boundary
- 1km Detailed Study Area
- Historic Landscape Characterisation Areas

client	Lightwood Strategic		
project title	Prior's Farm, South Wokingham		
drawing title	Historic Landscape Characterisation Areas		
date	08 FEBRUARY 2024	drawn by	GYo
drawing number	edp7438_d031	checked	MBa
scale	1:13,000 @ A3	QA	JFr



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