

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	251310
Address:	Land at Blackcroft Farm, Reading Road, Arborfield		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed residential development comprising of Retirement village comprising 200 specialist homes, including a community leisure complex and a care home; erection of 450 residential dwellings including 40% affordable homes; local centre; expansion of Blackcroft Farm Industrial Estate; primary vehicular access onto Reading Road, consisting of a new 4-arm roundabout junction; landscaped public open space, and Sustainable Urban Drainage System and wildlife enhancements.		
Heritage Asset:	Within site: <i>Devil's Highway Roman Road</i> <i>Identified and other not as yet formally identified archaeological assets</i> Setting of: <i>Farley Hill, Swallowfield Area of Special Character (AoSC) - NDHA</i> Wider setting of: <i>West Court – Grade II</i> <i>Hall's Farm Kennels – Grade II*</i> <i>Barn at Hall's Farm Kennels – Grade II</i> <i>Bulloways Farmhouse – Grade II</i> <i>Woodbury House - NDHA</i>		
Site Visit Made:	No, but familiar with area		

Summary Of Recommendations

Not EIA development

Comments On Proposal

The above application seeks the LPA's opinion on whether the proposed development would require an Environmental Impact Assessment (EIA) under the EIA Regulations.

Having reviewed and assessed the submission, it is advised the proposed

development would not give rise to 'significant environmental effects' to the historic environment and thus would not be considered EIA development in this regard. The proposed development would lead to impacts to the significance of the archaeological assets with the site, and impact to the settings of the various identified built heritage assets, however these would not be reasonably considered 'significant' in EIA parlance.

As such, it is advised an EIA is not required from a heritage perspective. However, a comprehensive heritage assessment, as required under para. 207 of the NPPF (2024), should be submitted with any planning application. The western boundary of the site immediately abuts the Farely Hill Area of Special Character (AoSC), and thus consideration is required as to preserve this setting.

Conditions			
N/A			
Date:	25/06/2025	Signed:	Roderick McDonald Built Heritage Officer