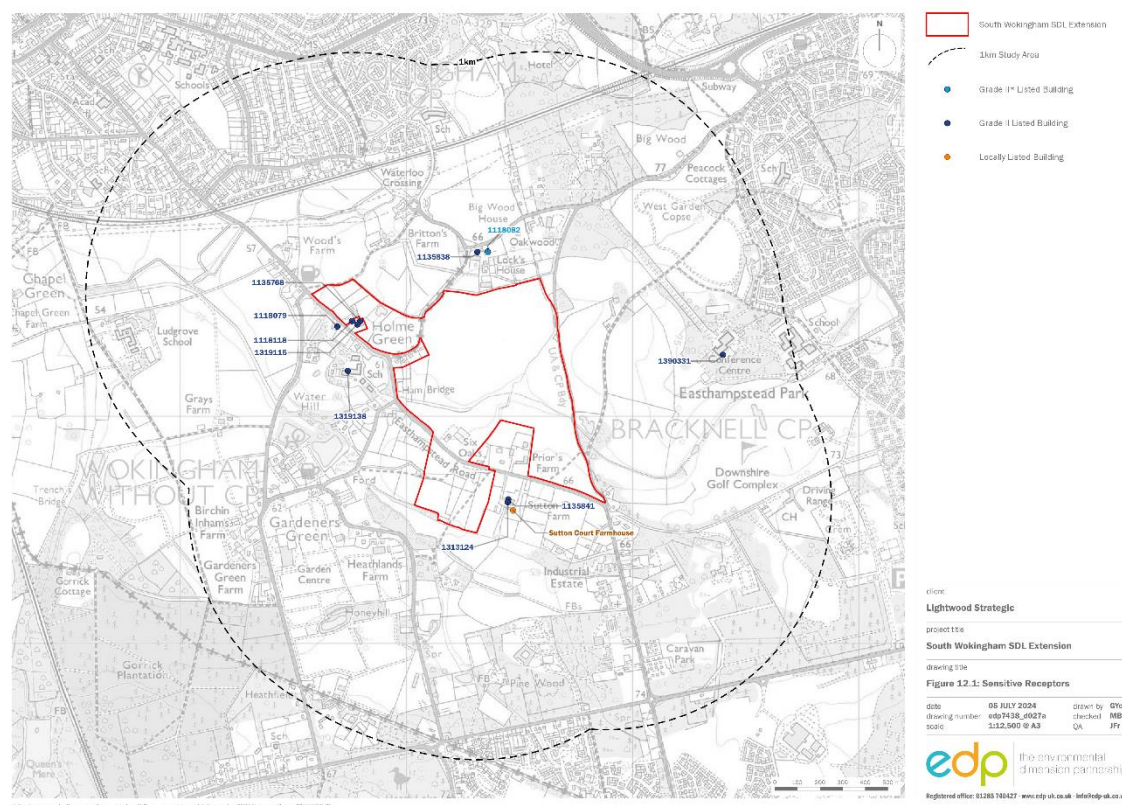


12. ARCHAEOLOGY AND HERITAGE

Introduction

- 12.1 This ES Chapter of the Environmental Statement (ES) assesses the likely significant effects of the Proposed Development with respect to the Historic Environment, particularly the effects on Archaeology and Heritage. This ES Chapter also describes the legislative and policy framework; the methods used to assess the effects; the baseline conditions currently existing at the South Wokingham Strategic Development Location (SDL) Extension; the mitigation measures required to prevent, reduce or offset any significant negative effects; and the likely residual effects after these measures have been adopted.
- 12.2 This Chapter is supported by the following appendices:
- **Appendix 12.1:** Pearce's Farm and Surrounding Land, Easthampstead Road, Wokingham: Archaeological and Heritage Assessment (edp7682_r001a), dated January 2024; and
 - **Appendix 12.2:** Prior's Farm, South Wokingham: Archaeological and Heritage Assessment (edp7438_r001c), dated January 2024.
- 12.3 **Appendix 12.1** provides an Archaeological and Heritage Assessment for the Nichols King Homes (NKH) Site, while **Appendix 12.2** provides an Archaeological and Heritage Assessment for the Lightwood Strategic (Lightwood) Site.
- 12.4 The third application of the Proposed Development (i.e. the 30m highway corridor crossing of Byway 30 and its associated active travel connection) is assessed within this ES Chapter, but utilises the baseline provided in **Appendix 12.1** and **12.2**, due to the application located between the NKH Site and Lightwood Site, which comprise the South Wokingham Extension boundary. Due to the nature of the application, the assessment of effects is considered within the wider Proposed Development.
- 12.5 Sensitive receptors mentioned in this ES Chapter are presented in **Figure 12.1**.

Figure 12.1 - Sensitive Receptors

- 12.6 When classifying the criteria for the importance/sensitivity of receptors within this ES Chapter, a variation in the methodology set out in the intro chapters of the ES is utilised. This comprises the addition of 'very high' and 'negligible' criterion to the importance/sensitivity of receptors table presented in **Table 12.1**, due to the need to cover heritage assets of international importance (e.g. World Heritage Sites) and of local importance (i.e. non-designated heritage assets) which hold minimal heritage significance, but still merit consideration in this ES.
- 12.7 This ES Chapter has been prepared by Mr. Matthew Bamborough, Consultant at The Environmental Dimension Partnership Ltd (EDP). Mr. Bamborough has over four years of experience in a heritage role, which includes two years in a professional field archaeology role and over two years in a professional archaeology and heritage consultancy role. Mr. Bamborough has experience in preparing heritage and archaeology assessments and ES Chapters and is a Practitioner member (PCIfA) of the Chartered Institute for Archaeologists. It has been reviewed by Dr Edward Oakley, Associate at EDP and full member (MCIfA) of the Chartered Institute for Archaeologists.

Study Area

- 12.8 The Study Area is comprised of the area contained within the South Wokingham SDL Extension, which includes the following:

- The NKH Site (c.7.5 hectares (ha));
- The Lightwood Site (c.56.5ha);
- Interconnecting Byway 30, which encompasses the proposed 30m highway corridor and active travel connection; and
- A surrounding 1km area to the South Wokingham SDL Extension boundary.

12.9 This Study Area was deemed appropriate to provide a synthesis of relevant archaeological information to allow for additional contextual information regarding its archaeological interest and/or potential to be gathered.

12.10 The Study Area was deemed suitable for the assessment of potential indirect (setting) effects to surrounding designated heritage assets beyond the South Wokingham SDL Extension's boundary. The Study Area was deemed appropriate following due consideration of 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.

Legislative Planning Policy Framework

Legislation

12.11 The full legislative context is provided in **Appendix 12.1** and **Appendix 12.2**. There are two legislative instruments governing the historic environment. Firstly, the Ancient Monuments and Archaeological Areas Act 1979¹ addresses the designation and management of scheduled monuments. Secondly, the Planning (Listed Building and Conservation Areas) Act 1990² focuses on standing buildings and conservation areas.

Planning Policy and Guidance

National Planning Policy

12.12 Section 16 of the National Planning Policy Framework (NPPF), entitled 'Conserving and Enhancing the Historic Environment' (DLUHC 2023a)³ provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;

¹ Ancient Monuments and Archaeological Areas Act (1979).

² Planning (Listed Buildings and Conservation Areas) Act (1990).

³ Department for Levelling Up, Housing and Communities, 2023a. National Planning Policy Framework.

- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition of the value that heritage makes to our knowledge and understanding of the past.

12.13 In considering planning applications for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current development plan policy and by other material considerations. The full planning policy and guidance context is provided in **Appendix 12.1** and **Appendix 12.2**.

Local Planning Policy

12.14 The South Wokingham SDL Extension 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. The relevant policies to the historic environment, South Wokingham SDL Extension and Proposed Development are outlined below.

12.15 Of relevance, Core Strategy Policy 3 (*CP3 – General Principles for Development*) within the Core Strategy, adopted January 2010⁴, states the following:

“Planning permission will be granted for proposals that:

- 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;*
- Provide a functional, accessible, safe, secure and adaptable scheme;*
- Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses;*
- Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- 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;*
- 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;*

⁴ Wokingham Borough Council, 2010. Adopted Core Strategy Development Plan Document.

- 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."

- 12.16 Of note, the 'Proposals Map' for WBC records the South Wokingham SDL Extension 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 South Wokingham SDL Extension, which illustrates agreement in principle with WBC for residential development within the South Wokingham SDL Extension.

- 12.17 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.”

12.18 The Managing Development Delivery Local Plan, adopted February 2014⁵, provides additional information to the policies set out in the Core Strategy. Three relevant policies are detailed under the ‘heritage’ section of the DPD, comprising of Policies TB24-26.

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

“Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.

1. *The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:*
 - *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; and*
 - *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.*
2. *Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.”*

12.20 Policy TB25: Archaeology, states that:

1. *“Areas of high archaeological potential are shown on the Policies Map;*

In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains; and

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.”

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

⁵ Wokingham Borough Council, 2014. Adopted Managing Development Delivery Local Plan.

“Areas of Special Character are shown on the Policies Map;

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; and

Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.”

12.22 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. According to the LDS 2023-2026 document, a Local Plan Update is not anticipated to be formally adopted until December 2025.

12.23 Of note, the emerging Local Plan has not changed the outcome of the assessment.

Guidance/Best Practice

12.24 The assessment was produced in accordance with the *Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists* (CIfA, 2020)⁶. These guidelines provide a national standard for the completion of desk-based assessments.

12.25 Additionally, the potential effects arising through development within the setting of heritage assets (**Appendix 12.1** and **Appendix 12.2**), was undertaken using *Historic Environment Good Practice Advice in Planning, Note 3 (Second Edition), The Setting of Heritage Assets* (HE, 2017)⁷.

Assessment Methodology

12.26 The assessment identifies and evaluates the nature and likelihood of the impacts of the Proposed Development in Environment Impact Assessment (EIA) terms, in both the long and short term, on archaeological and cultural heritage features against clearly defined criteria. Significance is assigned to impacts relative to the sensitivity of the resource and the magnitude of impact in accordance with best practice.

12.27 The significance of effect is assessed with reference to the receptor's (i.e. the heritage asset's) importance (see **Table 12.1**) and the magnitude of impact (see **Table 12.2**). The importance of heritage receptors is based on criteria established by the Highways Agency in its Design Manual for Roads and Bridges (DMRB)⁸. In the absence of any published guidance on this matter, this is an industry standard assessment methodology and the only one adopted by a Government agency. This covers classification of both the significance of

⁶ Chartered Institute for Archaeologists, 2020. Standard and Guidance for historic environment desk-based assessment.

⁷ Historic England, 2017. Historic Environment Good Practice Advice in Planning Note 3 (2nd edition) (GPA 3) – The Setting of Heritage Assets.

⁸ Design Manual for Roads and Bridges Environmental Assessment and Monitoring (LA 104 Highways England 2020).

non-designated heritage assets as well as designated heritage assets, whilst the policy wording in the NPPF only covers the significance of designated heritage assets - specifically scheduled monuments, battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens and world heritage sites; the latter being of the highest significance. The use of the terms found in both the NPPF and the DMRB allows for complete classification of all levels of heritage assets.

Table 12.1 – Importance/Sensitivity of Receptor

Receptor	Importance/Sensitivity of Receptor				
	Very High	High	Medium	Low	Negligible
World Heritage Site (International Importance)					
Scheduled Monument (National Importance)					
Grade I or Grade II* Listed Building (National Importance)					
Registered Battlefield (National Importance)					
Other Nationally Important Archaeological Asset (National Importance)					
Grade II Listed Building (National or Regional Importance)					
Grade II Registered Park or Garden (National or Regional Importance)					
Conservation Area (Regional Importance)					
Other Asset of Regional or Country Importance (Regional Importance)					
Locally Important Asset with Cultural or					

Receptor	Importance/Sensitivity of Receptor				
	Very High	High	Medium	Low	Negligible
Educational Value (Local Importance)					
Heritage Site or Feature with no Significant Heritage Value or Interest (No Importance)					

- 12.28 The classification of the magnitude of impact on heritage assets is rigorous and based on consistent criteria (**Table 12.2**). This takes account of such factors as the physical scale and type of disturbance to them and whether features or evidence would be lost that are fundamental to their historic character, integrity and therefore significance. The magnitude of impact takes into account direct physical effects and also the effects of changes within their setting, where appropriate.

Table 12.2 – Magnitude of Impact

Scale of Change	Magnitude of Impact				
	Major	Moderate	Minor	Negligible	No Change
	Change to a heritage asset so that it is completely altered (positive or negative) or destroyed				
		Change to a heritage asset so that it is heavily modified (positive or negative).			
			Change to a heritage asset so that it is noticeably different (positive or negative).		
				Change to a heritage asset that hardly affects it (positive or negative).	
					No change to an asset.

12.29 Following the evaluation of importance of specific archaeological and cultural heritage receptors and the magnitude of change, the significance of effect is assessed using the criteria shown in **Table 12.3** below.

Table 12.3 – Matrix for Determining Significance of Effects

		Sensitivity of Receptor/Receiving Environment to Change/Effect				
		Very High	High	Medium	Low	Negligible
Magnitude of change/effect	Major	Major	Major	Major or moderate	Moderate	Minor
	Moderate	Major	Major	Moderate	Minor	Negligible
	Minor	Major or Moderate	Moderate	Minor	Negligible	Negligible
	Negligible	Minor	Minor	Negligible	Negligible	Negligible
	No Change	Neutral	Neutral	Neutral	Neutral	Neutral

- 12.30 The assessment is not intended to be 'prescriptive', but rather it allows for the employment of professional judgement to determine the most appropriate level of effect for each heritage asset that is identified.
- 12.31 Where the assessment matrix contains two effects, professional judgement is used to decide between them, based on the significance of the asset, the quality of the surviving remains and the likely impact.
- 12.32 Only those effects defined as 'Major' are considered to be significant in terms of the EIA Regulations. All other effects are deemed to be 'not significant' in EIA terms. It should be noted that the magnitude of change can be beneficial or adverse, temporary or permanent.

Geographic Scope of ES Chapter

- 12.33 The assessment of archaeological potential of the South Wokingham SDL Extension was established through both on-site research of the NKH Site and Lightwood Site and a surrounding search of an area 1km from the South Wokingham SDL Extension boundary, due to the combined size of the South Wokingham SDL Extension itself and to provide archaeological context to the South Wokingham SDL Extension. Outside of this radius, archaeological assets are considered to have little bearing on the archaeological potential of the South Wokingham SDL Extension.
- 12.34 In terms of effects on heritage, those assets located up to 1km distance were considered to gauge the potential for, and significance of, indirect ('setting') impacts on their significance from the Proposed Development of the South Wokingham SDL Extension.

Temporal Scope of ES Chapter

- 12.35 The assessment of effects in terms of settings to designated assets are undertaken, assuming the completion of the Proposed Development. This is the temporal point in the assessment of the long-term effects as a result of the Proposed Development proceeding.
- 12.36 This is considered to be appropriate in the context of designated heritage assets and settings, as although it is recognised that effects will first arise during construction (with the potential installation of cranes etc.), they will further emerge over time and will ultimately reach their fullest extent following the completion of the Proposed Development.
- 12.37 Therefore, whilst the potential for construction activities at the South Wokingham SDL Extension to have indirect (setting) effects on both designated and non-designated heritage assets is not dismissed, this ES Chapter identifies and assesses them at the operational phase in order to capture the worst-case scenario; in other words, when they have reached their maximum extent.
- 12.38 In short, it is expected that any setting effects during construction will either be short-lived because of the temporary nature of the activity, or lower magnitude versions of effects which will be captured and assessed in respect of the completed development anyway.
- 12.39 In terms of the effects on non-designated archaeological assets, the impacts arise solely at the construction phase.

Data Collection – Historic Environment Baseline Establishment for ES Chapter

- 12.40 The assessment has been informed by two Archaeological and Heritage Assessments (**Appendix 12.1** and **Appendix 12.2**) in relation to the two Sites forming the South Wokingham SDL Extension, carried out in line with the *Standard and Guidance for Historic Environment Desk-Based Assessment issued by the Chartered Institute for Archaeologists* (CIfA, 2020)⁹. Combined, the two supporting documents provide the historic environment baseline for the South Wokingham SDL Extension in order to carry out the assessment.
- 12.41 Baseline information was obtained from the following sources:
- The National Heritage List for England (NHLE) curated by Historic England – for recorded designated heritage assets;
 - Berkshire Historic Environment Record (HER) December 2023 commercial dataset – for recorded non-designated heritage assets (archaeological sites, monuments, findspots) and previous archaeological events (investigation/mitigation);
 - Maps and documents held by the Berkshire Archives – for contribution to the establishment of land use history;
 - Aerial photographs held by Historic England – for identification of previously unrecorded earthworks, cropmarks and/or archaeological features; and

⁹ Chartered Institute for Archaeologists, 2020. Standard and Guidance for historic environment desk-based assessment.

- LiDAR data held by Department for Environment, Food and Rural Affairs (DEFRA) – for identification of previously unrecorded earthworks or archaeological features.

Consultation

- 12.42 An EIA Scoping Report was submitted to WBC, on an informal basis as requested by Officers, to seek a formal Scoping Opinion in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The Scoping Report set out the extent and methodologies to be used for each of the environmental topics to be undertaken during the EIA process.
- 12.43 At the time of the production of this ES Chapter, no Scoping Opinion had been issued by WBC for consultation. As such, no consultation has been received from WBC's officers with regards to Archaeology and Heritage for the Proposed Development.
- 12.44 Consultation with the Archaeological Advisor to WBC at Berkshire Archaeology (17 November 2022) established that due to the outline nature of the applications, further archaeological survey work could be secured by a suitably worded condition.

Receptors

- 12.45 The information used to identify sensitive receptors is outlined in paragraph 12.41. The methodologies for archaeological assessment and setting assessment are detailed in **Appendix 12.1** and **Appendix 12.2** of this ES Chapter. These assessments provide a comprehensive assessment of potential effects on designated and non-designated heritage assets carried out in accordance with industry standard guidance. Numerous assets were scoped out during that assessment and only those identified as having the potential to receive an effect are brought forward into this ES Chapter.
- 12.46 Identified sensitive receptors are outlined in the 'Baseline Conditions' section of this ES Chapter and summarised in **Table 12.4** below.

Table 12.4 – Summary of Sensitive Receptors

Receptor	Sensitivity (Importance)
Designated Heritage Assets	
Lock's House (1118082) (Grade II* Listed)	High
Lock's Barn (1135838) (Grade II Listed)	Medium
Pearce's Farmhouse (1319115) (Grade II Listed)	High
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Medium
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	High
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Medium
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Medium

Receptor	Sensitivity (Importance)
Garden House (1118079) (Grade II Listed)	High
Holme Grange School (1319138) (Grade II Listed)	Medium
Easthampstead Park College (Grade II) (1390331)	High
Non-Designated Heritage Assets	
Buried Archaeological Remains	Low-Medium
Sutton Court Farmhouse	Low

Baseline Conditions

- 12.47 A detailed description of baseline conditions within the Study Area is set out in the two supporting Archaeological and Heritage Assessments, provided in **Appendix 12.1** and **Appendix 12.2**. The two reports considered a wide range of designated and non-designated heritage assets within the Study Area. Provided below is a summary of the established baseline with regards to archaeology and heritage. Identified sensitive receptors are outlined below and presented on **Figure 12.1**.

Designated Heritage Assets

- 12.48 The South Wokingham SDL Extension 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, Registered Parks and Gardens or Registered Battlefields) (DLUHC 2023b)¹⁰.
- 12.49 Within the surrounding 1km area to the South Wokingham SDL Extension boundary, 15 listed buildings are present. No further designated heritage assets are recorded. Of these, the two supporting baseline reports identified that the Proposed Development has the potential to effect nine listed buildings, as identified in **Table 14.2**. As such, these listed buildings are considered as sensitive receptors.

Grade II Listed Pearce's Farmhouse (1319115)

- 12.50 The Grade II listed Pearce's Farmhouse is located c.15m from the NKH Site, but over c.275m to the west of the Lightwood Site. It represents a 15th-17th century farmhouse with later 20th century alterations. It survives as an example of an early post-medieval farmhouse within the area. Its significance derives from its historic and architectural interest of its built form and fabric. It also features archaeological interest to some degree, contained within the phasing of its fabric. The receptor is identified to be of **high** importance.
- 12.51 There is some contribution made by the setting of the asset, this comprises its spatial relationship to other listed buildings in the complex (the barn and dovecot), its driveway approach from Easthampstead Road from the south-west, associated farmyard to the north-west and open garden to the east, south-east, and north-east, representing elements of its

¹⁰ Department for Levelling Up, Housing and Communities, 2023b. NPPF Annex 2: Glossary.

former garden curtilage. Modern structures built to the west/north-west of the farm make a negative contribution to its significance.

- 12.52 The wider surroundings include a mixture of arable and pasture/grazing field enclosures and scattered farms. The agricultural character of the surrounding area characterises the historic function of the farmhouse within an agricultural landscape. As such, the surrounding agricultural land provides a minor positive contribution to the significance of the heritage asset, albeit, this varies depending on the ability to experience the asset.
- 12.53 The South Wokingham SDL Extension encompasses most of the modern garden extension to the farmhouse, the far eastern corner of its pre-1960s extent, as well as adjacent field enclosures to the north-west and east. The farmhouse and South Wokingham SDL Extension share intervisibility. The farmhouse is experienced from the north and east/south-east of the farmhouse, in-between surrounding buildings, tree lines and hedgerows. The variation in intervisibility allows for identified links to be appreciated.
- 12.54 The South Wokingham SDL Extension provides a minor positive contribution to the importance of the sensitive receptor, however, this contribution is limited to its two open field enclosures adjacent to the farmhouse, which have been identified to have historically functioned as adjacent farmland to Pearce's Farm. The area of the South Wokingham SDL Extension directly to the south-east provides the best space from which to appreciate its significance, whereas for areas to the north and north-west, there is a limited experience of the asset due to the presence of a vegetated belt. The modern built form in the South Wokingham SDL Extension to the immediate west/north-west of the farm provide a negative contribution to the significance of the farm.

Grade II Barn c.10m North-west of Pearce's Farmhouse (1118118)

- 12.55 The barn to Pearce's Farm is located adjacent to the southern boundary of the NKH Site. It is a 17th century barn located to the west of the farmhouse (1319115), part of the farmyard to Pearce's Farm. The barn is built in a traditional vernacular architectural style and serves as a functional farm building to Pearce's Farm, part of the farmyard setting attributed to the listed farmhouse of Pearce's Farm. Its significance derives predominantly from its architectural and historic interest. However, it also draws significance from its archaeological value within its fabric to some extent, as well as from its group value alongside Pearce's Farmhouse (1319115) and associated granary (1135768) buildings to Pearce's Farm.
- 12.56 Overall, the barn is considered to represent a receptor of **high** importance.
- 12.57 In terms of its setting, the barn shares some setting attributes and elements to those outlined above for Pearce's Farmhouse (1319115). It is best experienced from the drive/approach to Pearce's Farmhouse (1319115), the garden and farmyard setting. As such, the highlighted immediate setting attributes provide a moderate positive contribution to the significance of the heritage asset. The exception to the positive contribution of the immediate setting to the significance of the heritage asset is the presence of the modern post-1970s buildings, which includes the modern garage built immediately adjacent to the north side of the barn.

- 12.58 There is limited appreciation of the asset from the South Wokingham SDL Extension, with the exception of the area of 1970s domestic buildings immediately to the west of the farm which detract from the experience of the barn and provide a negative contribution to the significance of the heritage asset. Glimpses of the barn are possible from the agricultural land within the NKH Site, which makes a limited positive contribution to the asset's significance.

Grade II Granary c.8m North-west of Pearce's Farmhouse (1135768)

- 12.59 The granary to Pearce's Farm is located c.5m south of the South Wokingham SDL Extension at its nearest point. It is an 18th century granary located to the north-west of the farmhouse (1319115), part of the farmyard to Pearce's Farm. The granary is built in a traditional vernacular architectural style and serves as a functional farm building to Pearce's Farm, part of the farmyard setting attributed to the listed farmhouse of Pearce's Farm. Its significance derives predominantly from its architectural and historic interest. However, it also draws significance from its archaeological value within its fabric to some extent, as well as from its group value alongside Pearce's Farmhouse (1319115) and associated barn (1118118).
- 12.60 It is considered to represent a receptor of **medium** importance.
- 12.61 In terms of its setting, the granary shares some setting attributes and elements to those outlined above for Pearce's Farmhouse (1319115).
- 12.62 The immediate farmyard setting contextualises the function of the farm building, contributing to the heritage asset's identity and recognition as a functional farm building upon approach from the driveway to the farm and allowing it to be experienced in association with the Grade II listed Pearce's Farmhouse and barn. Indeed, as noted in the citation, it is included for group value, indicating these elements of its setting are fundamental to its listing, rather than the architectural interest of the building itself. This being so, the yard and relationship to the other two listed buildings in the complex make a strong positive contribution to its significance.
- 12.63 The South Wokingham SDL Extension encompasses the modern post-1970s buildings, as well as adjacent field enclosures to the north-west and east. The heritage asset is partially visible from the east of the NKH Site, in-between surrounding buildings, tree lines and hedgerows. Given the functional nature of the asset, it draws little significance from the agricultural land within the South Wokingham SDL Extension and so it provides a neutral contribution to the heritage asset's significance.

Grade II* Lock's House (1118082)

- 12.64 The Grade II* Lock's House (1118082) is located c.175m to the north of the Lightwood Site. It represents a house of the early 18th century, two storeys plus attic house of plum-coloured brick with red quoins and vertical strips containing each bay with a steeply pitched hipped old tile roof.
- 12.65 Lock's House specifically contains a good 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. The house represents a 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 and is considered a receptor of **high** importance.

- 12.66 In terms of its setting, it is located within its own gardens, which extend to the eastern flank of the house and 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. These aspects make a strong positive contribution to its significance.
- 12.67 The rear areas, to the south of the house, are occupied by modern outbuildings and a swimming pool, whilst further to the south are modern equestrian facilities which include a large uncharacteristic agricultural building. These aspects are considered to make no contribution to the significance of the house.
- 12.68 The South Wokingham SDL Extension forms the wider, formerly associated, agricultural land c.175m to the south, 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 the South Wokingham SDL Extension means that views of the South Wokingham SDL Extension itself from Lock's House are quite limited. It is therefore concluded that the South Wokingham SDL Extension 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.

Grade II Lock's Barn

- 12.69 The Grade II Listed Lock's Barn (1135838) is located c.175m to the north of the Lightwood Site. The barn is located c.40m to the west of Lock's House and is early 18th century and is timber framed and weatherboarded with a thatched gabled roof. The barn has since been converted to a dwelling and the farm complex has been comprehensively redeveloped. The barn is of typical agricultural vernacular for the area and its architectural detailing is purely functional in that regard, but nonetheless is a good surviving example of an 18th century timber barn, despite its conversion. The significance of the building primarily derives from its historic and architectural interest illustrating the changing nature of rural properties. It also has some archaeological interest in its phasing. It is considered a receptor of **medium** importance.
- 12.70 In terms of its setting, it derives some significance from its immediately surrounding associated buildings and space, albeit somewhat altered by subsequent domestication of its curtilage and shrouding buildings. 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 more readily appreciated in relation to the barn.

- 12.71 In relation to the South Wokingham SDL Extension, it is considered that, due to the physical dislocation and lack of experience, the South Wokingham SDL Extension does not make a positive contribution to the barn.

Stable at Sutton Court Farm, Approximately 7m to North-north-west of the Barn and Barn at Sutton Court Farm

- 12.72 The Grade II Listed Stable at Sutton Court Farm approximately c.7m to north-north-west of barn (1135841) and 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 South Wokingham SDL Extension towards its south end. The group also includes the locally listed farmhouse (discussed below).
- 12.73 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). They are considered to represent receptors of **medium** importance.
- 12.74 In terms of its setting, 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 make 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.
- 12.75 The South Wokingham SDL Extension is located c.80m west of the heritage asset at its nearest point, beyond intervening gardens, treelines and hedgerows as well as modern built form to its west and southern sides. A larger portion of the South Wokingham SDL Extension is located c.100m to the north-east, beyond Easthampstead Road. Here, the South Wokingham SDL Extension 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.
- 12.76 It is considered that the South Wokingham SDL Extension makes a negligible positive contribution to the significance of the listed buildings through a former historical relationship with limited experience with the buildings.

Garden House and Holme Grange School

- 12.77 The Grade II Listed Garden House (1118079) is located c.20m to the west of the NKH Site. According to the Historic England 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 roof. It also includes an old wall kitchen garden at the rear with York stone paving adjoining the 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 House.
- 12.78 The Grade II Listed Holme Grange School (1319138) is located c.200m to the west of the NKH Site. According to the Historic England 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 property. These assets have been grouped due to the shared circumstances of their locations.
- 12.79 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 also has some archaeological interest in its phasing, as well as artistic in the detailing of the style and of its associated kitchen garden. It is considered to represent a receptor of **high** importance.
- 12.80 The significance of Holme Grange School 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 artistic due to its detailing. It is considered to represent a receptor of medium importance.
- 12.81 In terms of their setting, this is defined by the bounds of the largely 19th century former park which was bounded to the east by the Easthampstead Road and the west by Heathlands Road. This former parkland, albeit much altered by later school buildings, makes a positive contribution to their significance.
- 12.82 Historically, the experience and appreciation of the house within its setting was limited to that of its immediate enclosed parkland estate. Nineteenth century maps indicate that the house and its surrounding estate were predominantly screened from the wider agricultural landscape by extensive shelter belts. This is evident via individual plots for plantations along the border of the estate, especially to the east, along the west side of Easthampstead Road as a deliberate endeavour to cut off the wider landscape.
- 12.83 Although a temporary land ownership link has been identified during the early 19th century, the 'Whatley' family were large landowners of the wider area at this time. The South Wokingham SDL Extension served as functional agricultural land to the family, which was farmed by tenants residing at Pearce's Farm (i.e. the 'Pigg' family), as opposed to having a direct connection to the heritage asset and wider parkland estate. There is limited

experience and appreciation from within the South Wokingham SDL Extension due to the strong boundary planting. As such, the South Wokingham SDL Extension provides a neutral contribution to the significance of the heritage asset.

Easthampstead Park College

- 12.84 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 referred to as the park, are located c.710m to the east of the South Wokingham SDL Extension.
- 12.85 Easthampstead Park College (currently a hotel) 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 dressings and a low-pitched slate roof. The significance of the house primarily derives from its historic and architectural interest illustrating a 19th century country house. It has also some archaeological interest in its phasing, as well as artistic in the detailing of its style. It is considered to be a receptor of **high** importance.
- 12.86 In terms of its setting, it is located in the remnants of its former parkland, which originated from an early post-medieval parkland, but expanded to the north and west in the 19th century. 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 within its setting provide the design context to the house from where its architectural interest was designed to be chiefly understood and enjoyed. Other recognisable remaining elements include 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.
- 12.87 The South Wokingham SDL Extension is located c.710m west of Easthampstead Park house, beyond intervening woodland plantation, field boundaries, fields, and roads.
- 12.88 The 1825 Tithe Map indicates that some parts of the South Wokingham SDL Extension 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 South Wokingham SDL Extension was never an integral part of its parkland, and the western limit of the park has been identified to have been along the alignment of the Old Wokingham Road, which forms the eastern boundary of the South Wokingham SDL Extension. This is clearly shown on consulted historic maps (see Plan EDP 6, **Appendix 12.2**), which illustrate that the South Wokingham SDL functioned as agricultural land beyond the limits of the park.

- 12.89 Mature trees line the drive and around the house, with further woodland plantations prevent long distance views westwards towards the receptor. As such, no views of the house could be ascertained from the Lightwood Site (i.e. the closest half of the South Wokingham SDL Extension) during the December 2021 site visit (see Image EDP A1.12, **Appendix 12.2**). 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 South Wokingham SDL Extension would have been glimpsed at best, with the main focus of views being the park itself.
- 12.90 As such, it is considered that due to it being located beyond the parkland setting of the house, the South Wokingham SDL Extension is considered to provide a neutral contribution to the significance of the designated heritage assets.

Non-Designated Heritage Assets

Built Heritage

- 12.91 A 'List of Buildings of Traditional Local Character' held by WBC contains one entry for the 18th-19th century 'Old Farmhouse, Easthampstead Road, Wokingham' within the surrounding area to the South Wokingham SDL Extension. The locally listed building is located at Sutton Court Farm, c.80m east of the South Wokingham SDL Extension. Although no official description identifies its significance, it is possible to ascertain that it lies within the architectural and historic interest of its fabric, illustrating the particular development of the agricultural landscape of Wokingham. This is held at a local level, as reflected in its non-statutory designation. Given its local listing, it is considered to be a receptor of **low** importance.
- 12.92 In relation to its setting, 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, as well as the relationship to the two listed buildings to the north-east. Whilst there is some 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. It is therefore concluded that the South Wokingham SDL Extension only makes a negligible positive contribution to the significance of this non-designated heritage asset.

Archaeology

- 12.93 No known archaeological remains or previous archaeological events are recorded within the NKH Site. However, five HER monument records and one previous archaeological event are recorded within the Lightwood Site. These represent archaeological findspots for artefacts late prehistoric, medieval and post-medieval date, recovered from accidental finds and a previous fieldwalking event, discussed in detail in **Appendix 12.2**. Such records are associated with the location of non *in situ* remains, which have been removed from their context and would not be affected by the Proposed Development.

- 12.94 Overall, the potential for archaeological remains within the South Wokingham SDL Extension varies between the NKH Site and Lightwood Site.
- 12.95 The potential for archaeological remains within the NKH Site is considered to be low for prehistoric to early medieval remains and moderate for medieval to modern remains. Any encountered remains within this part of the South Wokingham SDL Extension would likely comprise of infilled field boundaries, drainage ditches and furrows associated with past agricultural practices within the South Wokingham SDL Extension. These would be of up to low importance.
- 12.96 The potential for archaeological remains within the Lightwood Site is moderate for prehistoric remains, low for Roman, early medieval and medieval remains and moderate for post-medieval to modern remains. Any encountered remains within this part of the South Wokingham SDL Extension would likely comprise agricultural or low-level late prehistoric agricultural settlement features. Such remains, if present would be considered to be of up to **medium** importance.

Future Baseline Conditions

- 12.97 The South Wokingham SDL Extension is subject to a mixture of land use regimes. The NKH Site comprises a western field subject to equestrian livestock paddocks and pasture, while its adjacent eastern field is left unmanaged in an overgrown state. The Lightwood Site comprises fields to the north of Easthampstead Road which are subject to various ongoing agricultural regimes, including arable and pastoral farming. Meanwhile, the field to the south of Easthampstead Road within the Lightwood Site is subject to ongoing pastoral farming.
- 12.98 Should the present mixed land use regime continue, areas left unmanaged and subject to pastoral farming will result in an unchanged baseline. Meanwhile, areas subject to arable farming and therefore such farming practices which require ploughing, will have the potential to gradually erode any archaeological features present. As such, areas subject to ploughing will lead to a gradual erosion and loss of archaeological remains, resulting in a loss of their archaeological interest and heritage importance over time.

Assessment of Effects

Embedded Design Mitigation

- 12.99 Mitigation measures are designed and intended to eliminate or reduce potentially significant effects from the Proposed Development.
- 12.100 The Proposed Development includes embedded design measures, which comprise the addition of planting along the boundaries of the South Wokingham SDL Extension and the inclusion of green spaces to provide spatial buffers from the built form of the Proposed Development for those sensitive receptors in proximity to the South Wokingham SDL Extension. Such measures are illustrated in **Appendix 3.4** Illustrative Masterplan.
- 12.101 In particular, in relation to Pearce's Farm on the NKH Site, the following measures have been taken in mitigation for the impact on the farm by development in its setting:

- Number appropriate buffer offset to the proposed built form, particularly to the east and north-east, which is the most open aspect of the farmhouse and creation of new garden enclosure more closely reflecting its historic form;
- Utilisation and strengthening of existing vegetation, in particular, to the north and south-east, to screen the effects of the introduction of built form;
- Built form fronting onto new open space to the north-east of the farm and character of the proposed buildings inspired by the use of local materials and traditional forms to visually integrate Pearce's Farm with the Proposed Development.
- Modern structures to the north-east demolished and proposed buildings set back to allow for the better appreciation of the barn's significance; and
- New buildings to the north of the barn will be of a subservient scale and reflect a similar material palette of the ancillary buildings.

Construction Phase

- 12.102 The assessment does not cover potential changes to the settings of built heritage assets (i.e. four listed buildings and locally listed building sensitive receptors) during the construction phase of the Proposed Development. These are addressed as post-completion effects because, even though it is recognised that they will first arise during construction (with the potential installation of construction equipment, etc.), they will emerge over time and will ultimately reach their fullest extent following the development's completion.
- 12.103 Therefore, whilst the potential for construction activities at the South Wokingham SDL Extension to have indirect (setting) effects on both designated and non-designated heritage assets is not dismissed, the Chapter identifies and assesses them at the post-completion phase, in order to capture the worst-case scenario; in other words, when they have reached their maximum extent.
- 12.104 In short, it is expected that any setting effects during construction will either be short-lived because of the temporary nature of the activity, or lower magnitude versions of effects, which will be captured and assessed in respect of the completed development anyway. An exception might be temporary effects from noise and dust.
- 12.105 With regard to noise, none of the designated and non-designated heritage assets are associated with a particular sound which contributes to its significance that would be lost or diminished by the sound of construction activity. As such, the noise produced by the construction process would not change the significance of these assets to an extent that it would cause harm to their heritage sensitivity. Such effects will be managed through an appropriate Construction Management Plan, and therefore potential harm is for the most part not technically a heritage matter.

Buried Archaeological Remains

- 12.106 During the construction phase, any activities that include ground disturbance have the potential to adversely impact any buried archaeological remains within the South

Wokingham SDL Extension. The likely indicative construction activities that could result in an impact are as follows:

- Site set-up and enabling works, including service diversion works;
- Site clearance; and
- Sub-structure works (i.e. piling and foundations, cut and fill).

12.107 All direct, physical impacts on buried archaeological remains, unmitigated, would result in a long-term, permanent, major adverse effects to the sensitive receptor of up to medium importance. This would lead to an overall **moderate adverse effect**.

Operational Phase

12.108 Effects on the significance of the designated and non-designated assets arises only through changes within their settings, considered to be 'indirect' effects.

12.109 As detailed above, there are a number of designated heritage assets in and around the Site. In this instance, designated heritage assets include listed buildings only.

Pearce's Farmhouse, Barn and Dovecot

12.110 The NKH Site is located adjacent to Pearce's Farm and the three designated heritage assets (listed buildings) that lie within the farm's grounds.

12.111 The matters addressed within the embedded mitigation have gone some way to positively address the setting of the farm. In particular, enhancements include the removal of the 1970s bungalow and garage from directly adjacent to the barn, better revealing its significance.

12.112 Built form has been introduced with appropriate offsets, for example, to the north-east, built form is located on areas which are less readily visible in relation to the house. The strengthening and proposed boundary planting closest to Pearce's Farm as well as the implementation of an open green space buffer on the planting's north-eastern side would help to ensure an open green space and sense of openness in proximity to the farm is retained, but this would also fortify the sense of private recreational garden space for the residents of the farm.

12.113 Similarly, to the south-eastern frontage, the provision of a new boundary would better reflect the historic relationships, with an area of open space beyond. Built form would be introduced further still, beyond the existing boundary, creating two layers of vegetation to screen the built form whilst open space will provide a sense of space in relation to the farm.

12.114 The modern post-1970s buildings within the west half of the NKH Site, which are located adjacent to the listed barn, are proposed to be demolished and replaced with a meadow habitat area (see Appendix EDP 2, **Appendix 12.1**). This would remove the negative contribution of Pearce's Farm's immediate setting, restoring this area within the South Wokingham SDL Extension to its former green space function, as detailed on consulted early 19th century maps. This would benefit the heritage assets of Pearce's Farm via the removal of unsympathetic buildings to the farm, not in-keeping with the character of the heritage

assets and better revealing the northern elevation of the barn. The barn and northern end of Pearce's Farm's farmyard complex would therefore be provided with an open green buffer, bound by planting to re-establish the farm's former extent. Furthermore, residential buildings to the north-west within the South Wokingham SDL Extension would unlikely be visible from the barn and farmhouse, once established.

- 12.115 Whilst the above measures have gone some way to address the setting of the farm, the Proposed Development's main alteration to the setting of Pearce's Farm and its designated heritage assets would be the replacement of its surrounding open agricultural setting with a built-up residential form. The residential buildings would be most experienced from the north-west and east of the farmhouse. However, the Proposed Development would include an open space buffer to the north-east and west of the heritage assets, and be set back at a distance from the farm as to ensure the prevention of overcrowding to the farm. Additionally, existing planting to the north-west would be supplemented and strengthened with additional planting to maintain the current screening and experience from the farmhouse, barn and granary.
- 12.116 Given this, the Proposed Development would ultimately result in the replacement of former associated agricultural land of Pearce's Farm's immediate setting within the Site, with residential environment.
- 12.117 However, the implementation of embedded design measures are considered to minimise the effect, and limit the impact to be at the lower end of 'less than substantial' harm to the significance of the heritage assets contained within Pearce's Farm and representing a minor magnitude of impact in EIA terms.
- 12.118 This represents an overall **minor/moderate adverse effect** to the significance of the listed buildings at Pearce's Farm.
- 12.119 This effect arises solely from the NKH Site and the Lightwood Site would result in a **neutral overall effect**.

Lock's House

- 12.120 The South Wokingham SDL Extension 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.
- 12.121 This assessment has identified that land within the South Wokingham SDL Extension was partly farmed from Lock's House farm. Such land comprises at least the northern fields within the Lightwood Site being a part of its landholdings according to the 1825 tithe apportionment. These links were severed sometime in the 20th century. Meanwhile, intervisibility between the Lightwood Site and heritage assets is also very limited. Such views, if possible, from within the South Wokingham SDL Extension would be limited to long distance views and not feature locations from where the special appearance and historic interest of Locks House can typically or best be experienced. As such, the South Wokingham SDL Extension as a whole provides a very limited positive contribution to its significance.

12.122 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 South Wokingham SDL Extension will have no overbearing or perceptible effect on the house. Whilst glimpses may well be possible, this will be seen in the context of existing 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.

12.123 As such, the inclusion of these embedded design measures ensures that the significance of the heritage asset 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, leading to **no effect** in EIA terms.

Garden House (1118079); Holme Grange School (1319138)

12.124 The two heritage assets are located in the private enclosed estate between Heathlands Road and Easthampstead Road. They are located c.20m and c.125m to the west of the NKH Site, respectively, and have been identified to share limited intervisibility or experience with the South Wokingham SDL Extension. The South Wokingham SDL Extension makes no tangible contribution to its significance, with nothing inherent in the South Wokingham SDL Extension to indicate the one-time historic links between the two.

12.125 The Proposed Development within the South Wokingham SDL Extension would be screened from these two heritage assets. Furthermore, as the South Wokingham SDL Extension forms no contributory setting element to the experience and appreciation of the heritage assets. Development within the South Wokingham SDL Extension may be visible in glimpses between trees, however, it is considered that this would have no adverse impact to the significance of the heritage assets, resulting in 'no harm' in terms of the NPPF and **no effect** in EIA terms.

Stable at Sutton Court Farm, Barn at Sutton Court Farm and Non-designated Sutton Court Farmhouse

12.126 The listed stable at Sutton Court Farm is a single storey cowhouse now part of a wider stable range, built c.1700 AD 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 AD. The significance of the buildings primarily derive from their historic and architectural interest, illustrating the changing nature of rural properties and agricultural practices.

12.127 The South Wokingham SDL Extension is located c.80m west of the heritage assets at its nearest point, beyond intervening gardens, treelines and hedgerows as well as modern built form to its west and southern sides.

12.128 This assessment has identified that land within the Lightwood Site was part of the landholdings of Sutton Farm. However, these links were 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 South Wokingham SDL Extension and heritage assets is also limited. Such views, if possible, from within the South Wokingham SDL Extension 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 South Wokingham SDL Extension provides a negligible positive contribution to the significance of the farm's designated heritage assets.

- 12.129 The Proposed Development includes a large area of SANG to the west of Sutton Court Farm which provides a substantial buffer from the proposed built form within the South Wokingham SDL Extension. This is achieved via the addition of vegetation planting and green spaces. This will ensure that the closest part of the South Wokingham SDL Extension 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 heritage assets at Sutton Court Farm, representing **no effect** in EIA terms.

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

- 12.130 Development within the South Wokingham SDL Extension 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 South Wokingham SDL Extension 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 South Wokingham SDL Extension 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 representing **no effect** in EIA terms.

Buried Archaeological Remains

- 12.131 No effects are anticipated on buried archaeological remains at the operational phase of the Proposed Development, as all effects are predicted to arise from Construction Phase related activities.

Proposed Mitigation

Construction Phase

- 12.132 No specific, additional mitigation (physical mitigation or management/control) measures are proposed to mitigate effects on designated assets arising from the construction of the Proposed Development.

12.133 In relation to potential archaeological remains of up to medium importance, it is considered that a suite of archaeological investigations could be secured through an appropriately worded Planning Condition as part of a successful planning application consent. This position has been confirmed by the Archaeological Advisor for Berkshire County Council.

12.134 Such archaeological works, if required, would determine the date, nature, character and preservation of any potential remains within the South Wokingham SDL Extension. Depending on the nature of the results, a programme of archaeological mitigation works would mitigate any potential adverse effects through preservation by record.

Operational Phase

12.135 No specific, additional mitigation (physical mitigation or management/control) measures are proposed to mitigate effects on the identified heritage assets. All effects have been accounted for at the design stage through embedded mitigation and no significant effects have been identified which would require further mitigation.

Residual Effects

Construction Phase

12.136 No specific, additional mitigation (physical mitigation or management/control) measures are proposed to mitigate effects on designated assets arising from the construction of the Proposed Development.

12.137 In relation to the potential moderate adverse effect identified in relation to potential archaeological remains, it is considered that following implementation of the additional mitigation, the effect would be reduced to **negligible**.

Operational Phase

12.138 In relation to the identified effects on designated heritage assets, no additional mitigation is proposed, and the residual effect would be only in relation to the assets at Pearce's Farm, resulting in a **minor/moderate adverse effect**.

Cumulative Effects Assessment

12.139 Of the nine site names/application references outlined in **Table 12.3** of this ES, only three are of relevance to the South Wokingham SDL Extension and this ES Chapter (i.e. application references: 191068, 190914 and 211033). This is due to the location and lack of intervisibility between the South Wokingham SDL Extension and remaining development proposals. In which, it is not anticipated that any cumulative or combined effects on sensitive receptors would occur. As such, those not listed above are scoped out of further assessment within this ES Chapter.

Limitations and Assumptions

12.140 The two supporting Archaeological and Heritage Baseline Assessments for the NKH Site and Lightwood Site were made with the following assumptions in place, and limitations to the data.

12.141 It is assumed that the HER data, as curated by Berkshire County Council, and the Historic England data, is up-to-date and robust.

12.142 Assuming the data repositories are up-to-date and robust, none of the difficulties identified during the course of the preparation of this ES Chapter have prevented a full assessment of the likely significant environmental effects of the Proposed Development.

Summary of Effects

12.143 The summary of effects table for identified sensitive receptors within this ES Chapter is presented in **Table 12.5** below.

Table 12.5 – Summary of Effects Table

Potential Impact	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Construction Phase			
Lock's House (1118082) (Grade II* Listed)	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Minor/Moderate adverse	N/A	Minor/Moderate adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Neutral	N/A	Neutral

Potential Impact	Significance of Effect	Mitigation Measures	Residual Effect after Mitigation
Sutton Farmhouse (non-designated)	Neutral	N/A	Neutral
Buried Archaeological Remains	Moderate Adverse	Scheme of Archaeological Investigation	Negligible
Operational Phase			
Lock's House (1118082) (Grade II* Listed)	Neutral	N/A	Neutral
Lock's Barn (1135838) (Grade II Listed)	Neutral	N/A	Neutral
Pearce's Farmhouse (1319115) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Granary c.8m north-west of Pearce's Farmhouse (1135768) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Barn c.10m north-west of Pearce's Farmhouse (1118118) (Grade II Listed)	Minor/Moderate Adverse	N/A	Minor/Moderate Adverse
Stable at Sutton Court Farm (1135841) (Grade II Listed)	Neutral	N/A	Neutral
Barn at Sutton Court Farm (1313124) (Grade II Listed)	Neutral	N/A	Neutral
Garden House (1118079) (Grade II Listed)	Neutral	N/A	Neutral
Holme Grange School (1319138) (Grade II Listed)	Neutral	N/A	Neutral
Easthampstead Park College (Grade II) (1390331)	Neutral	N/A	Neutral
Sutton Farmhouse (non-designated)	Neutral	N/A	Neutral
Buried Archaeological Remains	N/A	N/A	N/A

Conclusion

- 12.144 This ES Chapter assesses the likely significant effects of the Proposed Development in terms of Archaeology and Heritage.
- 12.145 Two Archaeological and Heritage Assessment reports have been produced to support this ES Chapter, one for the NKH Site (**Appendix 12.1**) and one for the Lightwood Site (**Appendix 12.2**). Both reports combine to provide the baseline for the South Wokingham SDL Extension in relation to current local and national guidance.
- 12.146 The assessment established that the South Wokingham SDL Extension contains no designated heritage assets. It does contribute a limited amount to the importance of four surrounding listed buildings, however, the assessment has identified that the Proposed Development only has the capacity to effect three listed buildings at the Pearce's Farm complex as a result of proposals in the NKH Site.
- 12.147 The assessment has identified that the Proposed Development, following the implementation of embedded design mitigation measures via the removal of the negatively contributing modern 1970s buildings, the addition of proposed boundary planting and provision of an open green space buffer to Pearce's Farm, will result in a long-term, permanent, **minor/moderate adverse effect** to the sensitive receptor of high importance at the operational phase. Therefore, as per **Table 12.5**, the significance of effect would be minor/moderate adverse and classed as insignificant in EIA terms.
- 12.148 In terms of NPPF, this harm would be at the lower end of the spectrum of 'less than substantial harm' and, in accordance with paragraph 202 of NPPF, should be 'weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 12.149 The assessment has considered evidence for the South Wokingham SDL Extension to contain previously unrecorded buried archaeological remains. The potential for archaeological remains within the South Wokingham SDL Extension overall is moderate for prehistoric remains, low for Roman, early medieval and medieval remains and moderate for post-medieval to modern remains. Any encountered remains within this part of the South Wokingham SDL Extension would likely comprise low level rural settlement, agricultural features, such as post-medieval field boundaries of low importance and/or post-medieval to modern drainage ditches and furrows of up to moderate importance.
- 12.150 The assessment identified that any buried archaeological remains within the South Wokingham SDL Extension would be affected by the Proposed Development during the Construction Phase, via direct, physical impacts from associated groundworks. Such impacts would result in a long-term, permanent, effect of moderate significance. It is considered that this would be suitably mitigated through an appropriate scheme of archaeological work which would reduce the residual effect to a **negligible effect**.