



 Part of Shakespeare Martineau

Croudace Homes, Vortal Homes Limited and Falcon Developments (SE) Limited

LAND NORTH OF SCHOOL ROAD, ARBORFIELD CROSS, WOKINGHAM

HERITAGE IMPACT ASSESSMENT

March 2025

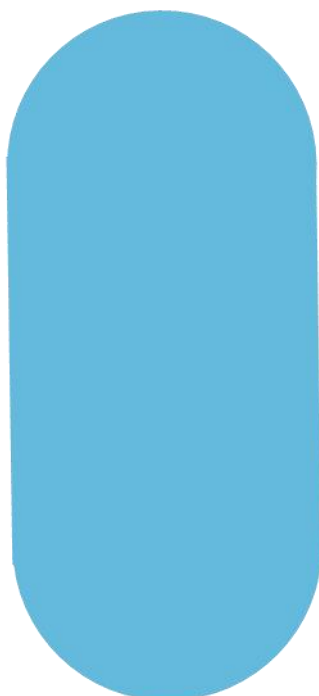
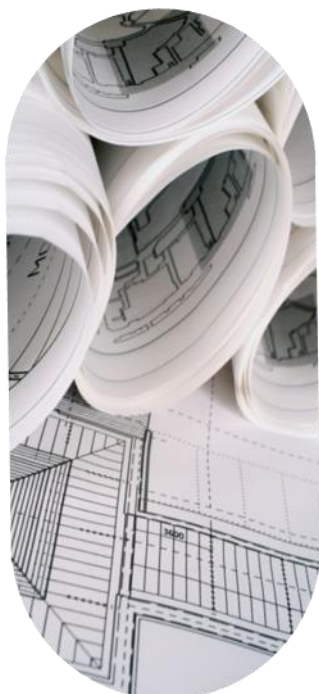




TABLE OF CONTENTS

EXECUTIVE SUMMARY	5
1 INTRODUCTION.....	6
PROJECT BACKGROUND.....	6
THE SITE	6
PROPOSED WORKS	8
PLANNING CONTEXT.....	10
RELEVANT PLANNING HISTORY.....	11
2 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT	12
PREHISTORIC	12
ROMAN	13
MEDIEVAL	14
POST-MEDIEVAL	14
19 TH AND 20 TH CENTURY	16
3 OTHER STUDIES	20
LIDAR ANALYSIS.....	20
GEOPHYSICAL SURVEY.....	21
4 SITE VISIT	23
METHODOLOGY.....	23
OBSERVATIONS.....	23
5 IMPACT ASSESSMENT	24
SCOPE OF ASSESSMENT	24
DIRECT IMPACTS	24
INDIRECT IMPACTS	27
6 CONCLUSIONS & POSITION	49
CONCLUSIONS	49
POSITION	49
7 REFERENCES	50
MAPPING	50
APPENDICES	52
APPENDIX 1: ASSESSMENT METHODOLOGY	52
APPENDIX 2: PLANNING POLICY.....	58
APPENDIX 3: HISTORIC ENVIRONMENT RESOURCE	66



FIGURES

FIGURE 1: SITE LOCATION	6
FIGURE 2: HLC ZONES.....	8
FIGURE 3 INDICATIVE MASTERPLAN OF THE SITE.....	9
FIGURE 4 1607 MAP OF THE FORESTS AROUND WINDSOR BY NORDEN; APPROXIMATE SITE LOCATION SHOWN IN RED.....	15
FIGURE 5 ROQUE'S MAP OF BERKSHIRE 1761; APPROXIMATE SITE LOCATION SHOWN IN RED	16
FIGURE 6 1817 LIBERTY OF NEWLANDS IN HURST PARISH ENCLOSURE MAP; APPROXIMATE SITE LOCATION SHOWN IN RED.....	17
FIGURE 7 1841 TITHE MAPS OF HURST; APPROXIMATE SITE LOCATION SHOWN IN RED.....	17
FIGURE 8: 1876 25'' OS MAP, APPROXIMATE SITE LOCATION SHOWN IN RED.....	18
FIGURE 9: 1876 6'' OS MAP, APPROXIMATE SITE LOCATION SHOWN IN RED.....	18
FIGURE 10: 1899 25'' OS MAP, APPROXIMATE SITE LOCATION SHOWN IN RED.....	19
FIGURE 11 1946 AERIAL PHOTOGRAPH © HISTORIC ENGLAND.....	19
FIGURE 12 1954 AERIAL PHOTOGRAPH © HISTORIC ENGLAND.....	20
FIGURE 13: LIDAR ANALYSIS	21
FIGURE 14: GEOPHYSICAL SURVEY RESULTS FOR LAND WITHIN THE SITE AND TO THE EAST	22
FIGURE 15: DESIGNATED HERITAGE ASSETS WITHIN 1000M STUDY AREA	27
FIGURE 16 VIEW SOUTH ALONG THE SINDLESHAM ROAD WITHIN THE CONSERVATION AREA	30
FIGURE 17 THE BULL PUBLIC HOUSE ADJACENT THE MODERN ROUNDABOUT	33
FIGURE 18 VIEW WEST FROM THE CONSERVATION AREA WITH APPROXIMATE LOCATION OF SITE TO REAR OF TREE BOUNDARY.....	35
FIGURE 19 VIEW FROM THE SITE TOWARDS THE CONSERVATION AREA	35
FIGURE 20 VIEW OF LANGLEY POND FARMHOUSE FROM THE SOUTH	38
FIGURE 21 VIEW OF THE ROOF AND UPPER GABLES OF LANLEYPOND FARMHOUSE FROM THE SOUTH	39
FIGURE 22 24" ORDNANCE SURVEY MAP DATING TO 1910 WITH HOUSE OUTLINED IN RED.....	40
FIGURE 23 VIEWS TOWARDS LANGLEYPOND FARM FROM AROUND THE PROPOSED ACCESS TO THE SITE	42
FIGURE 24 VIEW OF LANGLEYPOND FARM FROM SCHOOL ROAD WITH SUBURBAN PLANTING TO PLOT BOUNDARY.....	43
FIGURE 25 NARROW (ZOOMED) VIEW OF LANGLEYPOND FARM FROM ELEVATED PARTS OF LAND TO THE EAST OF THE PROPOSED ACCESS POINT OFF SCHOOL ROAD.....	44
FIGURE 26 VIEW OF THE WAR MEMORIAL FROM THE WEST WITH THE NORTHERN EDGE OF THE SITE IN THE BACKGROUND	46

TABLES

TABLE 1: DESIGNATED HERITAGE ASSETS WITHIN 1000M STUDY AREA.....	28
TABLE 2: NATIONAL LEGISLATION RELEVANT TO THE PROPOSED DEVELOPMENT	58
TABLE 3: NATIONAL POLICY RELEVANT TO THE PROPOSED DEVELOPMENT, NATIONAL PLANNING POLICY FRAMEWORK (NPPF), (PUBLISHED 2012, UPDATED 2025)	63
TABLE 4: POLICIES RELEVANT TO THE HISTORIC ENVIRONMENT AND TAKEN FROM THE WOKINGHAM BOROUGH LOCAL DEVELOPMENT FRAMEWORK - ADOPTED CORE STRATEGY DEVELOPMENT PLAN DOCUMENT (ADOPTED JANUARY 2010).....	63



TABLE 5: POLICIES RELEVANT TO THE HISTORIC ENVIRONMENT AND TAKEN FROM THE WOKINGHAM BOROUGH DEVELOPMENT PLAN - ADOPTED MANAGING DEVELOPMENT DELIVERY LOCAL PLAN (ADOPTED FEBRUARY 2014)	63
--	-----------

TABLE 6: POLICIES RELEVANT TO THE HISTORIC ENVIRONMENT TAKEN FROM THE ARBORFIELD & BARKHAM NEIGHBOURHOOD PLAN	65
--	-----------



EXECUTIVE SUMMARY

In January 2025 Marrons Ltd. were commissioned by Croudace Homes, Vortal Homes Limited and Falcon Developments (SE) Limited to compile a Heritage Impact Assessment to accompany an application for outline planning permission for Land north of School Lane, Arborfield Cross, Berkshire.

This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. It draws upon the findings and statutory consultee responses of a previous impact assessment undertaken by Marrons submitted in support of a previous and refused application for planning permission REF: 242421.

Overall, there is a low potential for development to impact upon remains of up to a local level of archaeological interest. If encountered, remains of a local level of archaeological interest are most likely to be associated with Romano rural land management regimes, Medieval woodland management or Post-Medieval agricultural regimes and land management practices.

Based on the information available, the potential archaeological interest of the Site does not undermine the principle of its development. The level of detail about the archaeological resource provided within this desk-based assessment, coupled with the results of geophysical survey, is sufficient for the purposes of determining the application for outline planning permission.

The proposed development of the Site would have a neutral impact upon the significance of the Arborfield Cross Conservation Area, Grade II listed former farmhouse of Langleypond Farm and the Grade II listed War Memorial.

This assessment demonstrates that the proposed development aligns with the statutory objective set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 206 and 208 of the NPPF alongside Policies CP3 of the Wokingham Borough Local Development Framework - Adopted Core Strategy Development Plan Document (adopted January 2010), TB24 and TB26 of the Wokingham Borough Development Plan - Adopted Managing Development Delivery Local Plan (adopted February 2014) and IRS4 of the Arborfield & Barkham Neighbourhood Plan.

1 INTRODUCTION

PROJECT BACKGROUND

- 1.1 Marrons were commissioned by Croudace Homes, Vortal Homes Limited and Falcon Developments (SE) Limited to compile a Heritage Impact Assessment to support the development of Land north of School Road, Arborfield Cross, Wokingham, centred on National Grid Reference SU 76727 66951, henceforth referred to as “the Site” (Figure 1).
- 1.2 The assessment draws upon consultee responses made in respect of a previous and refused application for planning permission REF: 242421.
- 1.3 This assessment considers the known and potential historic environment resources within the Site and its environs and any potential impacts which may be imposed upon it by the proposed development. For a full assessment methodology, please see Appendix 1: Assessment Methodology.
- 1.4 This document draws upon the findings of a previous impact assessment undertaken by Marrons submitted in support of a previous and refused application for planning permission REF: 242421.

THE SITE

LOCATION

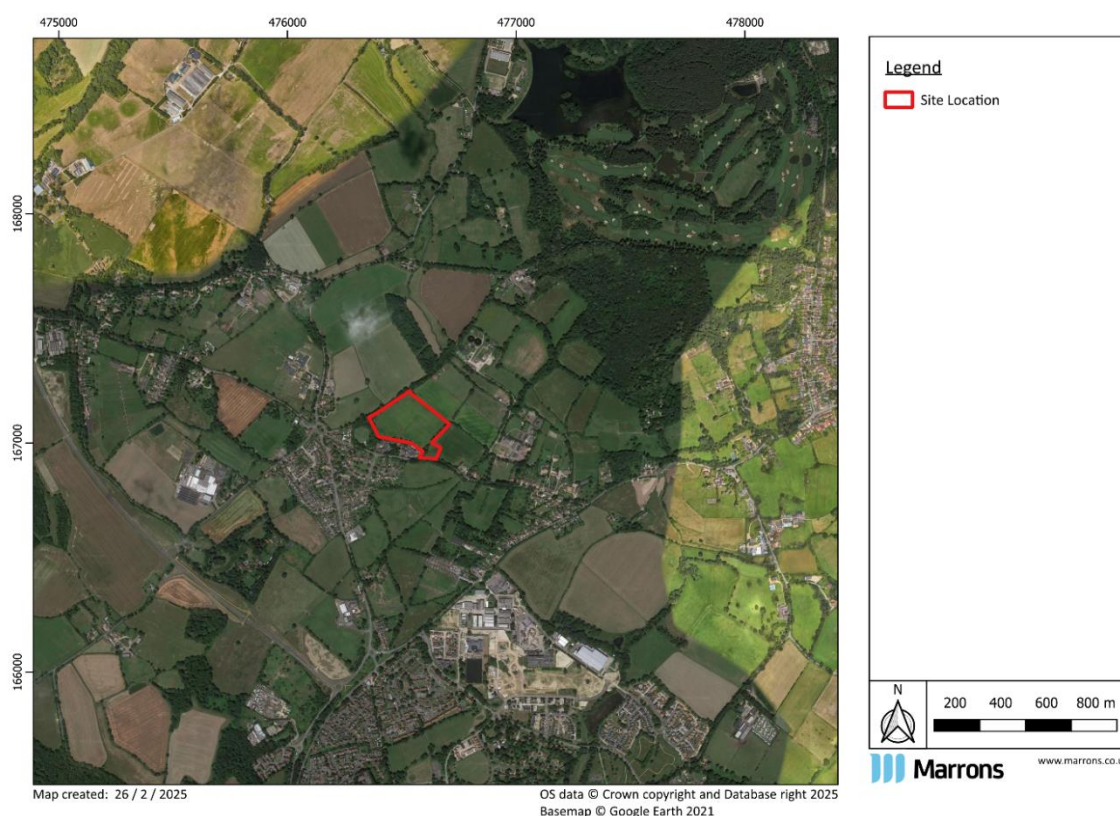


Figure 1: Site location



- 1.5 The Site is located to the east of the village of Arborfield Cross, Wokingham, to the north of School Road. It is located ca. 4km southwest of the town of Wokingham and ca. 5km southeast of the town of Reading.
- 1.6 The Site comprises 5.52 Ha of land and is made up of a single agricultural field, with the access gained over a short section of an adjacent field to the east. The western of which was pasture and the eastern of which was ploughed at the time of survey.
- 1.7 The Site is bounded to the north and east by arable fields with Wood Lane beyond, to the south by a short section of School Lane, to the southwest by the Coombes Primary School and to the northwest by Cole Lane. Topography
- 1.8 The Site rises gently from its lowest point in the north to the highest point in the south. The land surface is free from pronounced undulations, rises, or dips.

GEOLOGY

- 1.9 The Site is underlain by London Clay Formation. A sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period. (British Geological Survey, 2023).
- 1.10 No superficial deposits are recorded across the Site (British Geological Survey, 2023).
- 1.11 The soil within and surrounding the Site is mapped as being a slowly permeable, seasonally wet, slightly acidic but base-rich loamy and clayey soil, with moderate fertility. The natural habitat is seasonally wet pastures and woodlands, which suits grass production for dairying or beef, and some cereal production often for feed. (Cranfield University, 2023).

CHARACTERISATION

National Landscape Character Area

- 1.12 The Site is located on the northern edge, but wholly within, National Landscape Character Area (NCA) 129: Thames Basin Heaths. The below summary is extracted from the appropriate National Landscape Character Area (Natural England, 2014):

The Thames Basin Heaths National Character Area stretches westwards from Weybridge in Surrey to the countryside around Newbury in Berkshire. Further from London, in the west, the settlement pattern is a mix of dispersed hamlets, farmsteads and houses interspersed with villages, many of medieval origin. Vestiges of the historic royal hunting forests of Bagshot, Eversley, Pamber and Windsor comprise parkland, ancient woodland, and small to medium-sized fields of semi-natural grassland. Features include ancient hedgerows and veteran trees, and there are parklands at The Vyne and Highclere Castle.

Historic Landscape Characterisation

- 1.13 The Site is within an area characterised by the East Berkshire Historic Landscape Characterisation as Paddocks and Animal Enclosures (Figure 2).

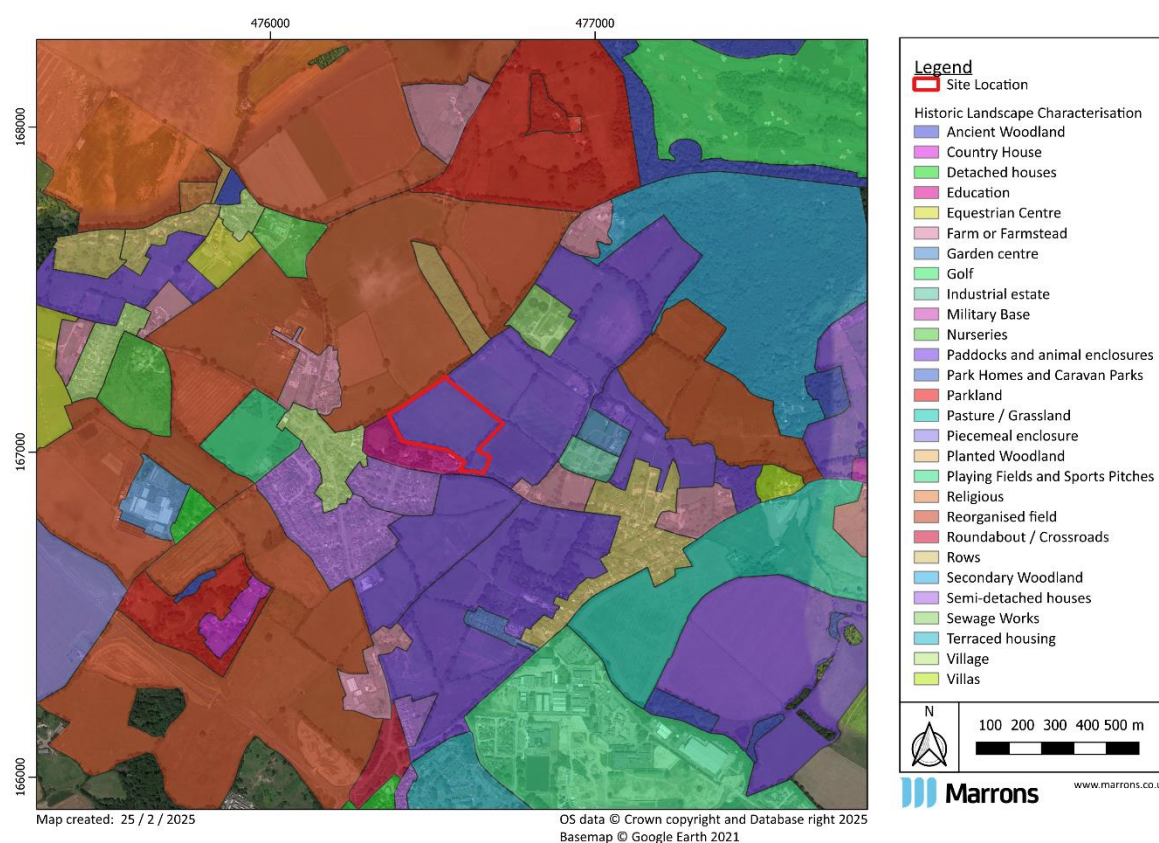


Figure 2: HLC Zones

PROPOSED WORKS

- 1.14 This document supports an outline planning application for a proposed residential development of up to 70 dwellings together with open space and associated works. Means of Access to be considered (with Appearance, Landscaping, Layout and Scale to be reserved).
- 1.15 For full details of the proposed development, please refer to the application submission documents.



Figure 3 Indicative masterplan of the Site

SCOPE OF STUDY

1.16 The objectives of this study are to:

- Identify designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of built heritage assets;
- Assess the potential for the survival of archaeological remains within the proposed development Site, their likely condition and extent;
- Evaluate the significance of any potential archaeological remains and to examine whether this might be impacted upon by the proposed development;
- Consider if further evaluation of the Site's archaeological potential and significance is required, alongside any appropriate forms of mitigation;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

1.17 Research sources consulted for this study comprise published references and maps.



1.18 Online resources were consulted where available and included (but not limited to):

- National Heritage List for England, an up-to-date list of Designated Heritage Assets, excluding Conservation Areas (<https://historicengland.org.uk/listing/the-list/>)
- Britain from Above (<https://www.britainfromabove.org.uk/>), Cambridge University Collection of Aerial Photography (<https://www.geog.cam.ac.uk/>), and the Historic England Aerial Photo Explorer (<https://historicengland.org.uk/aerial-photos/>) for aerial photograph coverage
- The National Library of Scotland (<https://maps.nls.uk/geo/>) for a range of maps from 1851 to the present day
- Historic England Archives Image and Book Collection (<https://historicengland.org.uk/images-books/>)
- Open Domesday, a free online copy of the Domesday Book (<https://opendomesday.org/>)
- Key to English Placenames, an up-to-date guide to the interpretation of the names of England's cities, towns and village held by the University of Nottingham (<http://kepn.nottingham.ac.uk/>)
- Census records accessed online via Genealogist.co.uk
- Archaeological data from ARCHI Maps (<https://www.archiuk.com/>)

1.19 A scope of a search of the Berkshire Historic Environment Records (BHER) was agreed and undertaken by the relevant HER offices on 17/05/2024.

1.20 A Site visit was undertaken on 1/5/2024 by Adam Partington.

1.21 The entire Site was fully accessible, and the visit consisted of pedestrian walkover of the Site, a visual survey of all areas of the Site and photography of a variety of views to and around the Site, including visible heritage assets.

PLANNING CONTEXT

LEGISLATION AND NATIONAL POLICY

1.22 There is national policy and guidance relating to the protection and treatment of the historic environment within the planning process. These identify the historic environment as a non-renewable, fragile, and finite resource and place priority upon its conservation. This includes the setting out of appropriate assessments to ensure damage or loss to the resource is permitted only where it is justified.

1.23 The National Planning Policy Framework (NPPF), published in 2012 and last updated in February 2024, sets out the UK Government's requirements for the protection and enhancement of the historic environment, and should be read in conjunction with the



accompanying Planning Policy Guidance (PPG). The national policy relevant to this assessment is detailed in Appendix 2.

LOCAL PLANNING POLICY

- 1.24 Local planning authorities are responsible for implementing the requirements articulated by legislation and the NPPF as regards the protection of the historic environment on a local level, and the formulation of policies to support this obligation. The Site and its environs are located within the jurisdiction of Wokingham Borough Council which is currently subject to policies set out within Appendix 2.

RELEVANT PLANNING HISTORY

- 1.25 Two planning applications associated with the Site and listed on Wokingham Borough Council planning portal were found. The details are outlined in the table below.

Planning Reference	Application Summary	Date Submitted	Decision
180596	Outline Planning Application for the proposed erection of up to 120 dwellings and all associated parking, landscaping, internal road network and public open space. Access to be considered.	28/02/2018	Refused
242421	Outline application for the proposed redevelopment of the site and erection of up to 95 no. dwellings with associated access, infrastructure, open space, landscaping and associated works. (All matters reserved except for means of access).	23/09/2024	Refused



2 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

- 2.1 A brief archaeological and historical background is given here to provide an immediate context to the Site.
- 2.2 A Historic Environment Record (HER) search was completed by BHER on 17th May 2024. Additional information on archaeological resources primarily comes from these sources. Maps showing HER records are included in Appendix 3.
- 2.3 Where referred to in the document, the main archaeological periods are broadly defined by the date ranges set out by the Solent-Thames Research Framework (Hey & Hind, 2014).

PREHISTORIC

- 2.4 No evidence of Palaeolithic activity is recorded across the Study Area, and exploitation of the area appears to have begun in the Mesolithic period. Flint flakes of this period have been recorded at Link Way, approximately 340m southwest of the Site (Map Ref 25). A field walking survey to the approximately 1.5km north of the Site recovered a number of both flint flakes and cores, and whilst these have remained undated some may be as early as Mesolithic in date.
- 2.5 Across the Study Area, flint cores and flakes have been recovered, which have not been more closely dated (Map Ref 26- 33) but are clearly reflective of an at least background level of activity throughout this period.
- 2.6 As stated in the Solent-Thames Research Framework (Hey & Hind, 2014), the level of activity during the Palaeolithic and Mesolithic periods was undoubtedly greater than was previously presumed, due to the nature of much of the surviving evidence consisting of disturbed material in the ploughzone, making identification and characterisation of sites difficult.
- 2.7 Activity appears to have continued into the Neolithic or Bronze Age, with the most substantial change in material culture going from the Mesolithic to the Neolithic, being the appearance of pottery within the archaeological record. However, many other cultural changes are less apparent in the archaeological record, such as the introduction of agriculture. Although there are some arguments that low levels of agricultural activity began in the late Mesolithic, it was in the Neolithic that the landscape changed in a way not seen in the Mesolithic. The rise of agriculture necessitated the clearance of the extensive woodland to create viable arable and pasture-based agricultural land. Whilst initially slow, the trend gradually increased in pace during the Neolithic and subsequent periods.
- 2.8 During the excavations at Arborfield Garrison (approximately 860m south of the Site), a series of Bronze Age features were recorded which provide evidence of Bronze Age occupation within the Arborfield Garrison site (Map Ref 21).



- 2.9 In 1906, two Bronze Age burial urns were recovered at Arborfield Court (Map Ref 23, approximately 900m southwest of the Site).
- 2.10 Two Iron Age monuments are recorded within the Study Area. The first being a single gold stater recovered during ploughing in 1913, approximately 960m northeast of the Site (Map Ref 22).
- 2.11 The second is an Iron Age into Roman site identified during the works associated with the Arborfield Relief Road approximately 990m southwest of the Site (Map Ref 24). Remains recovered indicate the presence of an agricultural settlement, with limited evidence of local crop processing and metalworking.
- 2.12 The sewer improvement scheme which entered the field to the east of the Site, did not identify any remains of Prehistoric date, and no Prehistoric monuments are recorded by the BHER within the Site.
- 2.13 Beyond a small beck located approximately 240m northeast of the Site, there is no evidence to suggest that the Site, which occupies a mid-slope that descends predominantly to the north, possessed characteristics (e.g. topography) which would have made it particularly favourable for sedentary or funerary activity during the Prehistoric periods.

ROMAN

- 2.14 The Roman occupation of Britain began in earnest under the Emperor Claudius in AD 43, and advanced with great rapidity over most of Britain. The roman road linking Silchester to Staines (and London beyond) was located to approximately 3km south of the Site, with a postulated road leading north from it towards Reading passing approximately 1.5km west of the Site.
- 2.15 There is no evidence of funerary activity within the Study Area. The majority of monuments of Roman date recorded by the BHER within the Study Area are related to stray finds, consisting of a single post hole recorded at the Arborfield Garrison (Map Ref 34), pottery (Map Ref 35,36, 37) and a coin hoard (Map Ref 38).
- 2.16 Only a single sedentary site has been investigated in great detail within the Study Area, which was identified during the Arborfield Relief Road works. As discussed above, this multi-period site began during the Iron Age (Map Ref 24) and continued to be occupied until the mid-2nd century AD. Finds recovered are indicative of local cereal processing as well as limited metal working.
- 2.17 A sewer improvement scheme undertaken on land to the east of the Site, did not identify any remains of Roman date.
- 2.18 No Roman monuments are recorded by the BHER within the Site.
- 2.19 It is likely the Site formed part of a wider rural or 'un-improved' hinterland during the Roman period, with no evidence recovered to date to suggest it was actively exploited. The distance from the Site to the only known occupation site within the Study Area, would further support the hypothesis that Roman activity is unlikely to have occurred within the Site.



MEDIEVAL

- 2.20 The closest settlement to the Site is the village of Arborfield Cross, the centre of which is located approximately 440m west of the Site, with the original settlement of Arborfield located a further 1.1km to the northwest.
- 2.21 The name Arborfield suggests an Early-Medieval origin to Arborfield, with it deriving from the Old English personal feminine name '*Here*', '*eorð-burg*' meaning an earthwork or fortification, and '*feld*' meaning open land (Nottingham University, 2012).
- 2.22 During the Early Medieval period, the village of Arborfield included a manor house and church, which were later rebuilt (Wokingham Borough Council, 2000).
- 2.23 Arborfield was not recorded in the Domesday survey of 1087, with the Site being located in the Hundred of Charlton, later renamed Charlton. For much of the Medieval period, the village remained small in size, supporting a small agricultural economy.
- 2.24 The earliest record of activity at Arborfield Cross dates to the 15th century, when a group of buildings were established at the crossroads, along with two coaching inns, which created a centre of trade for the local farming community (Wokingham Borough Council, 2000).
- 2.25 The vast majority of Medieval monuments recorded by the BHER within the Study Area are associated pottery fragments of varying date recovered during fieldwalking (Map Ref 40 – 47). During archaeological investigations at Arborfield Garrison, a small collection of pits and ditches were identified which contained 11th and 12th century pottery as well as evidence for extensive burning and were very charcoal rich (Map Ref 39, approximately 780m south of the Site). No further associated features were however identified.
- 2.26 The Medieval trackway, linking Wokingham to Swallowfield passed to the immediate northwest of the Site (Map Ref 57).
- 2.27 The Great Forest of Windsor, the Royal hunting grounds associated with Windsor Castle was established in the 11th century by William I. The hunting grounds covered much of the eastern half of Berkshire and included the Site. No Medieval monuments are recorded by the BHER within the Site.

POST-MEDIEVAL

- 2.28 During the early part of the Post-Medieval period, the Site continued form part of the Great Forest of Windsor. In the early 17th century, the Forest was divided into 16 walks, with Arborfield being located Beare Wood Walk, and stocked with fallow deer (CGMS Heritage, 2018). The Site was located north of the road connecting Arborfield Cross to Wokingham, in Beare Wood Walk, as illustrated on Nordens Map of the Forests around Windsor, dated to 1607 (Figure 4). Whilst the Site did form part of the Royal Forests during this period, it is not apparent if the area was actually wooded or had been cleared.
- 2.29 Archaeological evidence of Post-Medieval date is again predominantly associated with pottery remains. These have been identified both during fieldwalking (Map Ref 48, 50,

- 51, 59) as well as during excavations at Arborfield Garrison (Map Ref 57 approximately 900m south of the Site).
- 2.30 A single record of Medieval to Post-Medieval ridge and furrow earthworks is recorded at the northern limit of the Study Area (Map Ref 58, approximately 940m north of the Site).
- 2.31 No Post-Medieval monuments are recorded by the BHER within the Site.

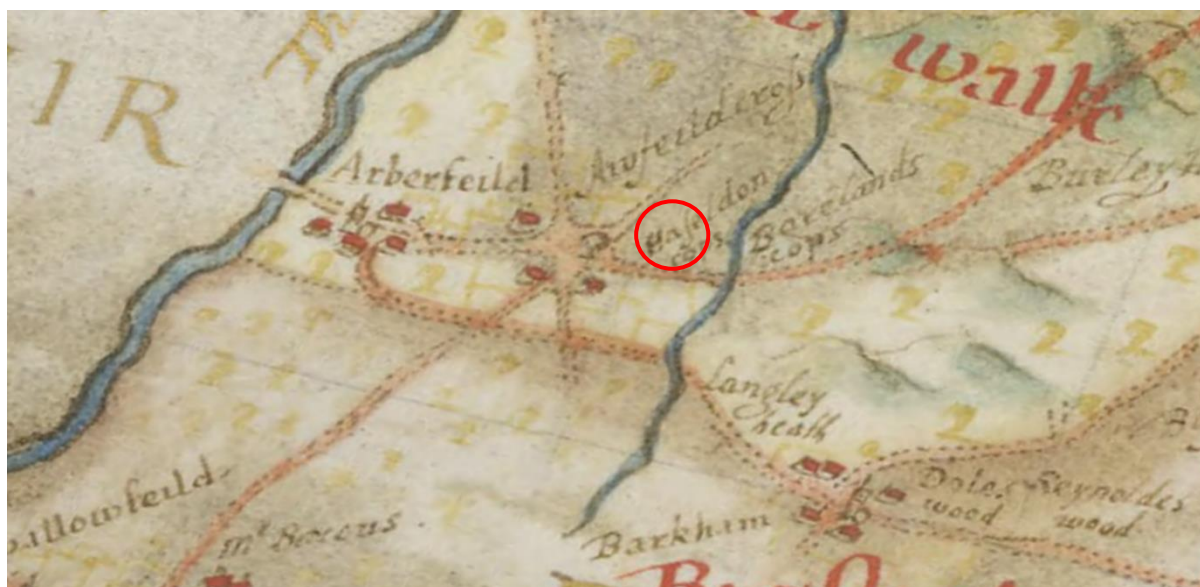


Figure 4 1607 map of the Forests around Windsor by Norden; approximate site location shown in red

- 2.32 By the mid-18th century, it is apparent from Roque's map of 1761 (Figure 5) the Site was cleared, although its exact use cannot be ascertained. The map shows Langleypond farmstead established on the far side of Wood Lane, as well as a small collection of buildings on the opposite side of the road. Arborfield Cross is also shown in greater detail further west along School Road. Given the late 16th century date of fabric at Langley Farm it is fair to assume that the land within the Site was under some form of agricultural land management during the latter part of the 18th century if not earlier.



Figure 5 Roque's map of Berkshire 1761; approximate site location shown in red

19TH AND 20TH CENTURY

- 2.33 During the 19th century, the village of Arborfield Cross continued on as a small agricultural settlement, working the surrounding fields. The Site was located beyond the immediate village boundary, forming part of its agricultural hinterland.
- 2.34 The 1817 Liberty of Newlands in Hurst Parish Enclosure Map (Figure 6) records the Site as enclosed agricultural land, of unknown use. Langleypond farmstead c.220m to the east of the Site is shown in greater detail, as a loose arrangement of buildings, with the house to the east and what are likely either barns or stabling to the west. The buildings opposite the farm, shown on the earlier maps, are no longer recorded.

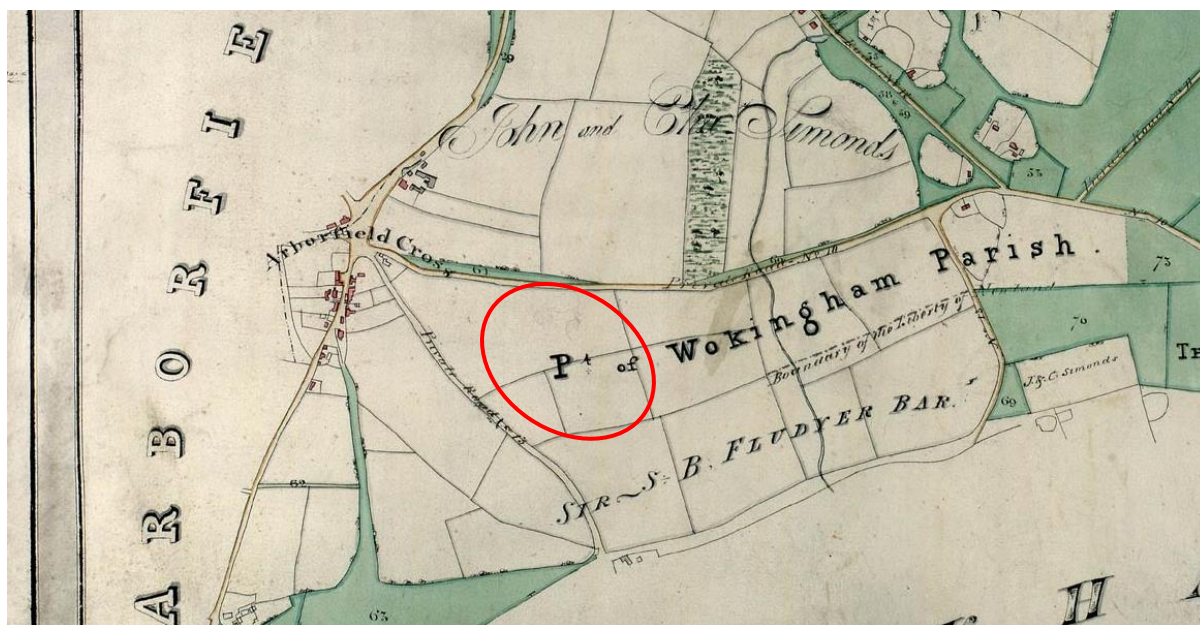


Figure 6 1817 Liberty of Newlands in Hurst Parish Enclosure Map; approximate site location shown in red

2.35 The 1841 Tithe Maps of Hurst and Barkham (Figure 7) shows the Site lying within the Parish of Wokingham, although the owner and occupant is not recorded and is unknown.

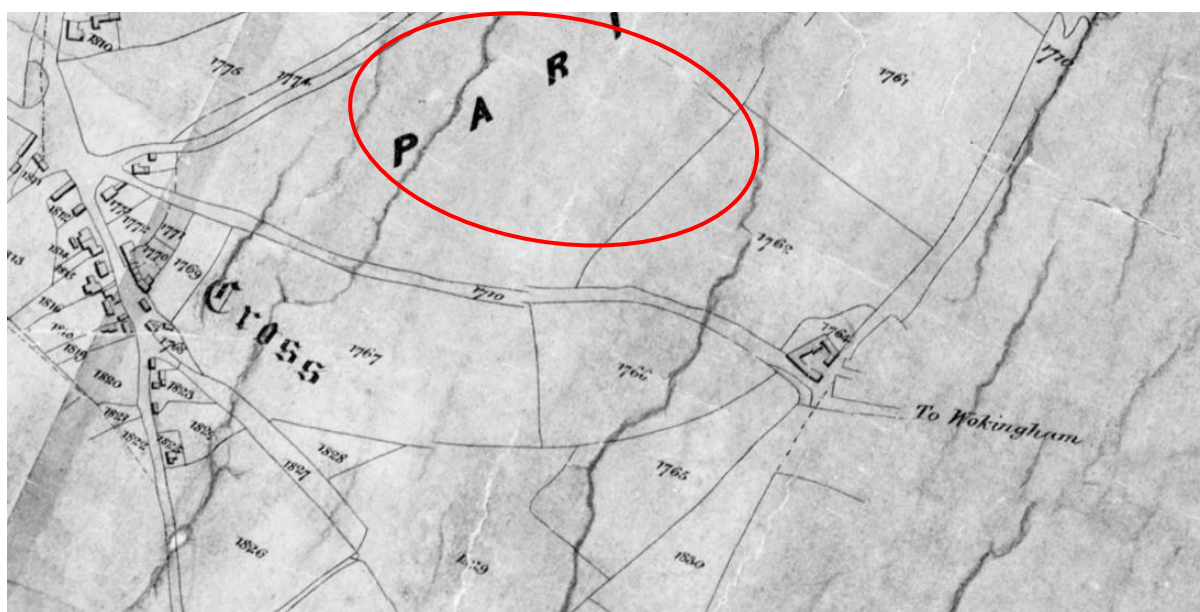


Figure 7 1841 Tithe Maps of Hurst; approximate site location shown in red

2.36 Ordnance Survey (OS) mapping from 1876 (Figure 8 & Figure 9) shows the Site and village of Arborfield Cross as it was at the end of the 19th century. Development within the village is shown as relatively scattered and open in character, with buildings predominantly lining the north-south aligned Sindlesham and Eversley Roads.

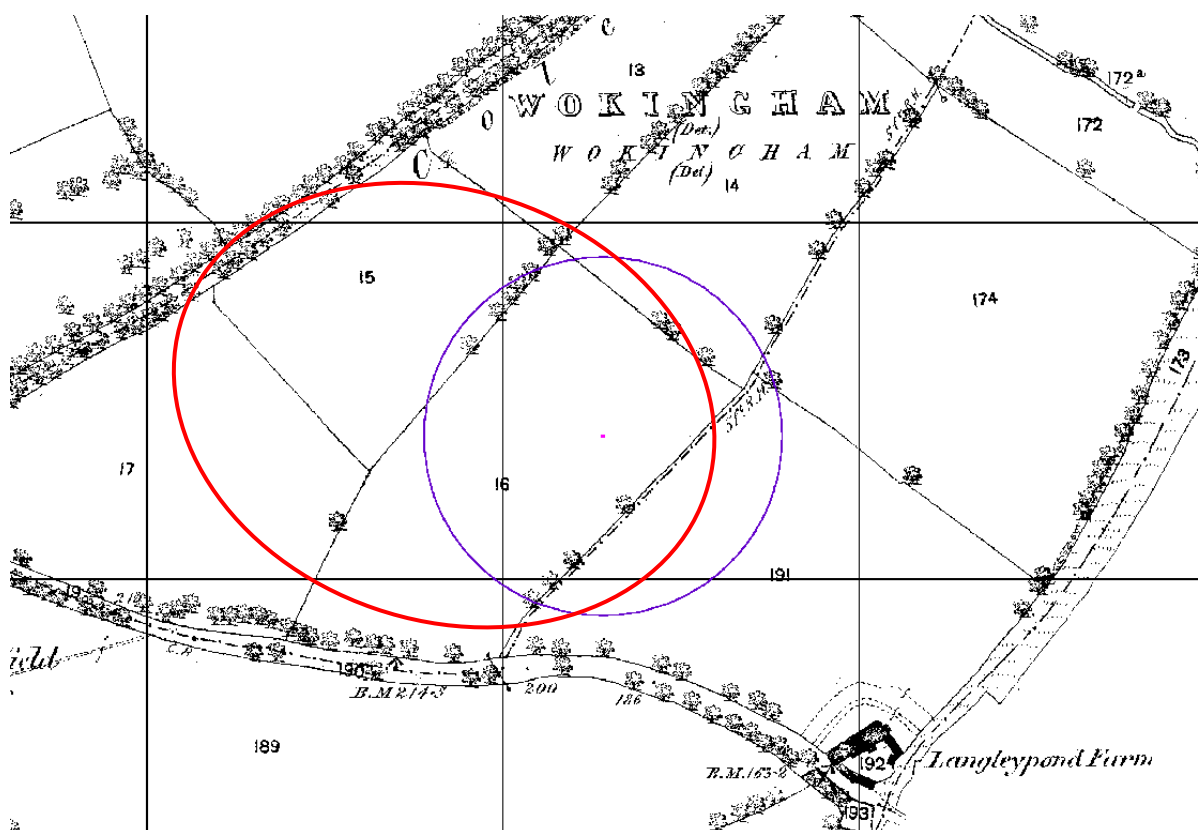


Figure 8: 1876 25" OS Map, approximate site location shown in red

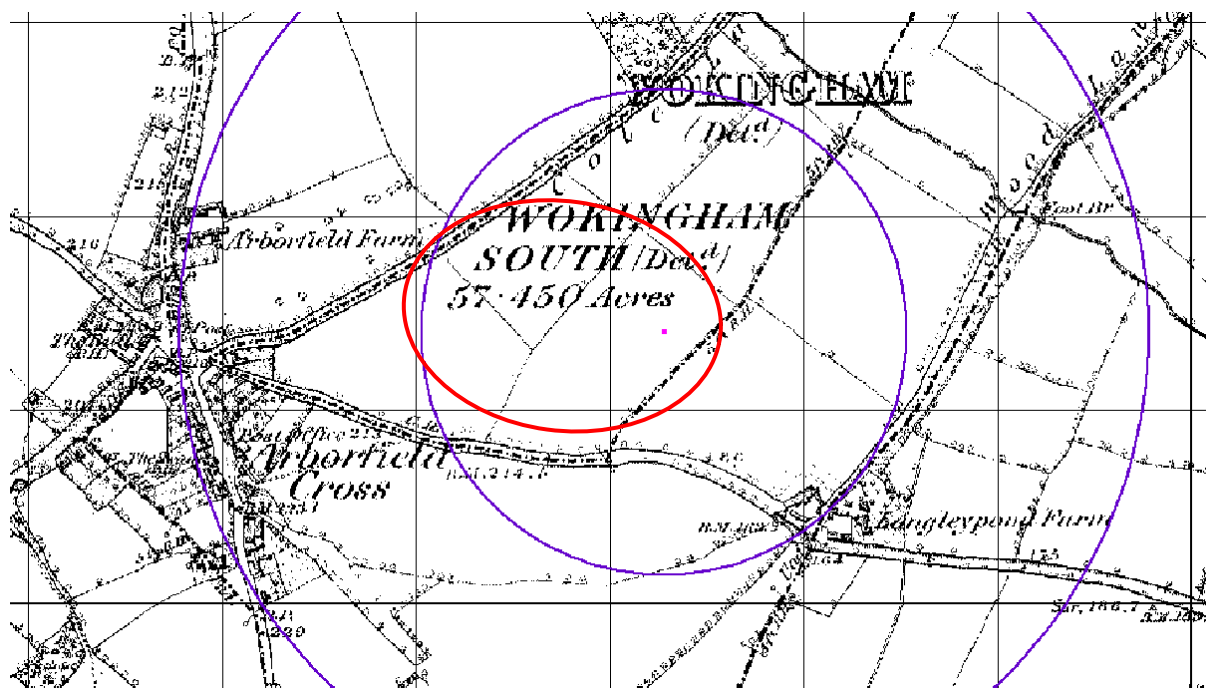


Figure 9: 1876 6" OS Map, approximate site location shown in red

- 2.37 The local school to the immediate south of the Site was established by 1899, likely gave the road to the south its name (Figure 10). During this time the Site remained as undeveloped agricultural land.

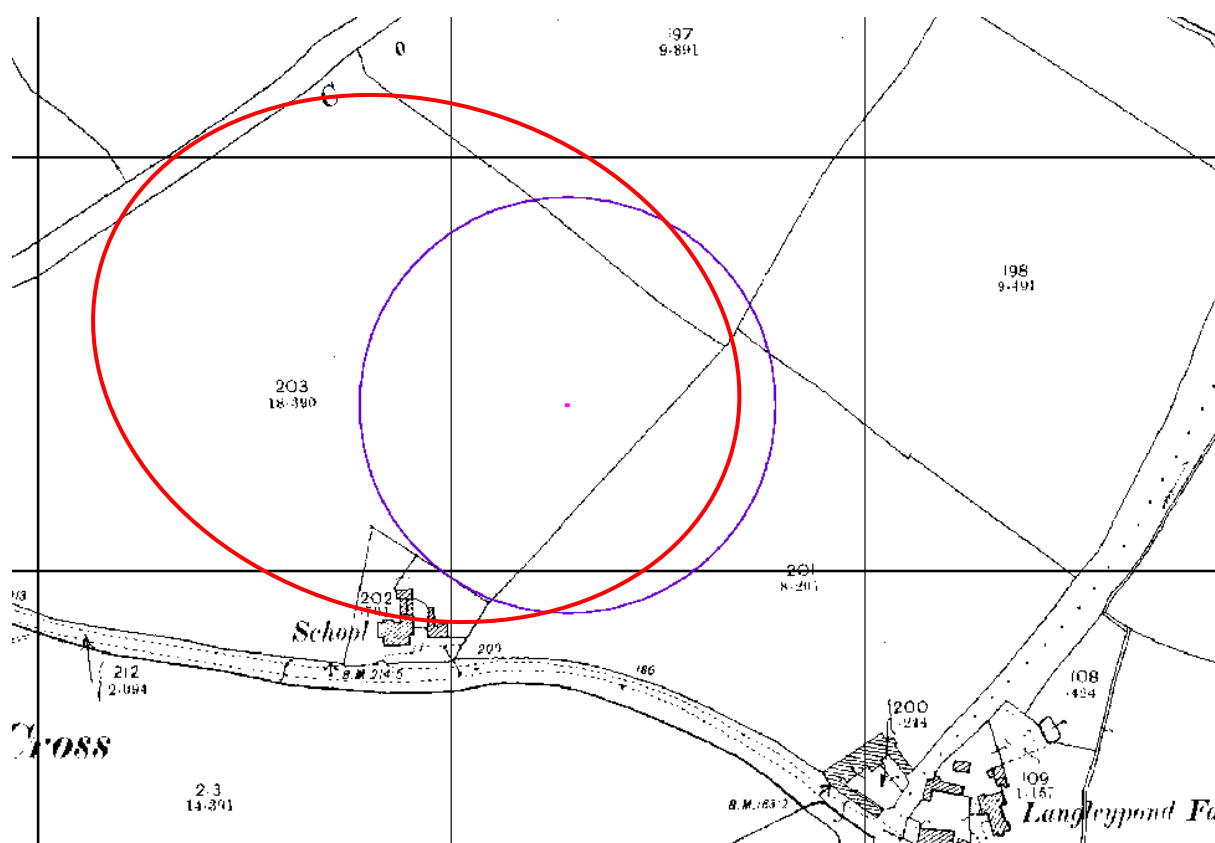


Figure 10: 1899 25" OS Map, approximate site location shown in red

2.38 Aerial photography from 1946 (Figure 11) and 1954 (Figure 12) shows that the Site remained undeveloped, despite the expansion of Arborfield Cross in the Post-war era. The village saw residential development extending outwards along the arterial routes into the settlement, including to the south of School Road.



Figure 11 1946 Aerial Photograph © Historic England



Figure 12 1954 Aerial Photograph © Historic England

- 2.39 The sewer improvement scheme constructed through the field to the east of the Site, identified modern (likely 19th century) ceramic building material close to Langleypond Farm.
- 2.40 The remaining modern monuments recorded by BHER within the Study Area are all related to military infrastructure, consisting of Arborfield Garrison (Map Ref 51, approximate 400m south of the Site), an observer corps monitoring post (Map Ref 52, southwest of the Site) and a pillbox (Map Ref 53, approximate 1km east of the Site). No modern monuments are recorded within the Site.

3 OTHER STUDIES

LIDAR ANALYSIS

- 3.1 Environment Agency LiDAR data was obtained on 15th April 2024 and analysed in QGIS in order to identify any potential upstanding earthwork remains within the Site.
- 3.2 A linear feature was identified in the field to the east of the Site, running perpendicular to School Lane. It does not relate to any field boundary identified on historic mapping. As such it may either be evidence of a field boundary predating the earliest mapping consulted or be a modern feature of unknown origin or function.
- 3.3 Beyond evidence of 20th century ploughing in the Site, no evidence of agricultural regimes were identified. The absence of upstanding remains within the Site does not signify these were not historically present, as if originally present modern ploughing may have eroded them.

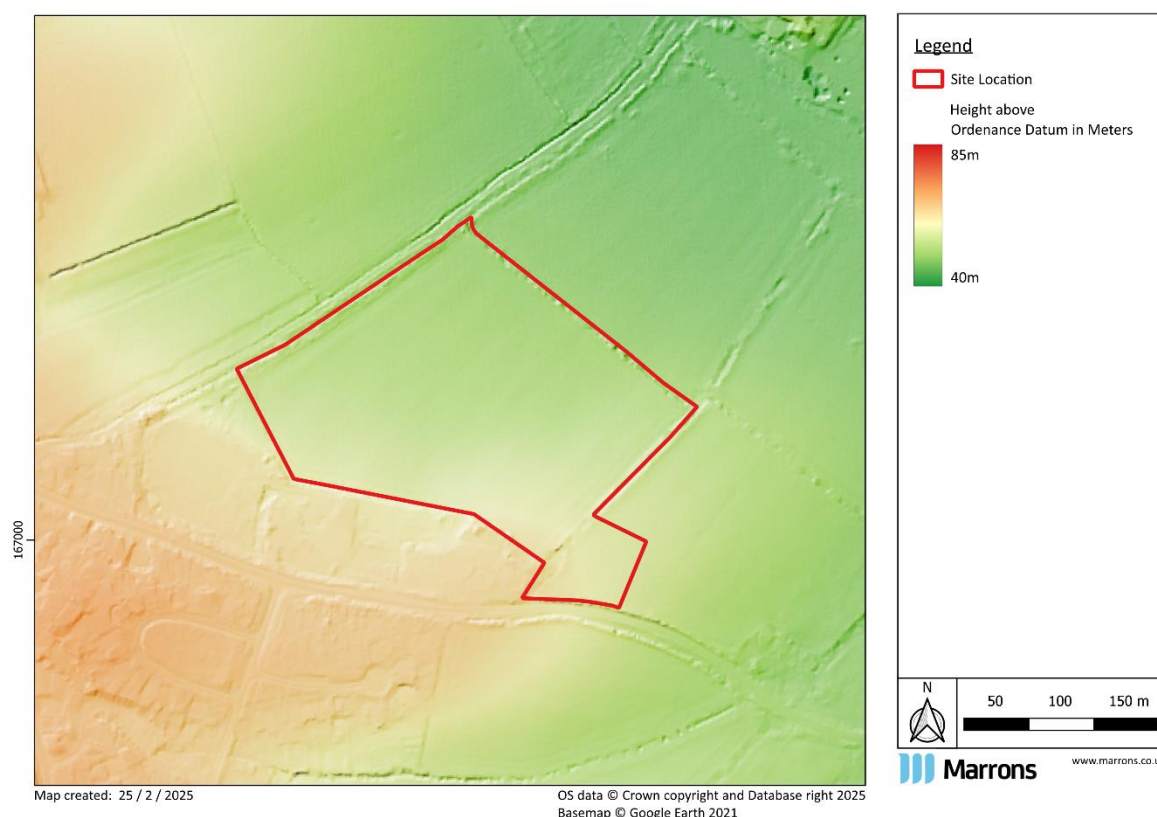


Figure 13: Lidar Analysis

GEOPHYSICAL SURVEY

- 3.4 A geophysical survey of the Site and field to the east was conducted over several days in May 2024 by Pre-Construct Geophysics Ltd. The survey consisted of sub-surface Fluxgate Gradiometry using a Bartington 601 Dual Fluxgate Gradiometer. A zigzag traverse methodology was employed, with readings taken at 0.25m intervals along 1.0m wide traverses. The survey grid was established by Global Positioning Satellite using a Leica GS015 RTX, to an accuracy of +/- 0.1m. The data was processed using Terrasurveyor V3.
- 3.5 The following findings are summarised from the geophysical survey report (Pre-Construct Geophysics Ltd, 2024) with additional observations where appropriate. The full report is submitted as part of the application.
- 3.6 The survey did not identify any magnetic variation that can be confidently attributed to buried archaeological remains. Notwithstanding, an archaeological origin as buried ditches for the two short linear anomalies (red lines on Figure 14) cannot be discounted.
- 3.7 Most, if not all, strong responses likely reflect imported ferrous-rich objects and materials contained within the plough, boundary features and a sewer.
- 3.8 The survey concluded that there is a limited potential for archaeological remains to lie within the Site.

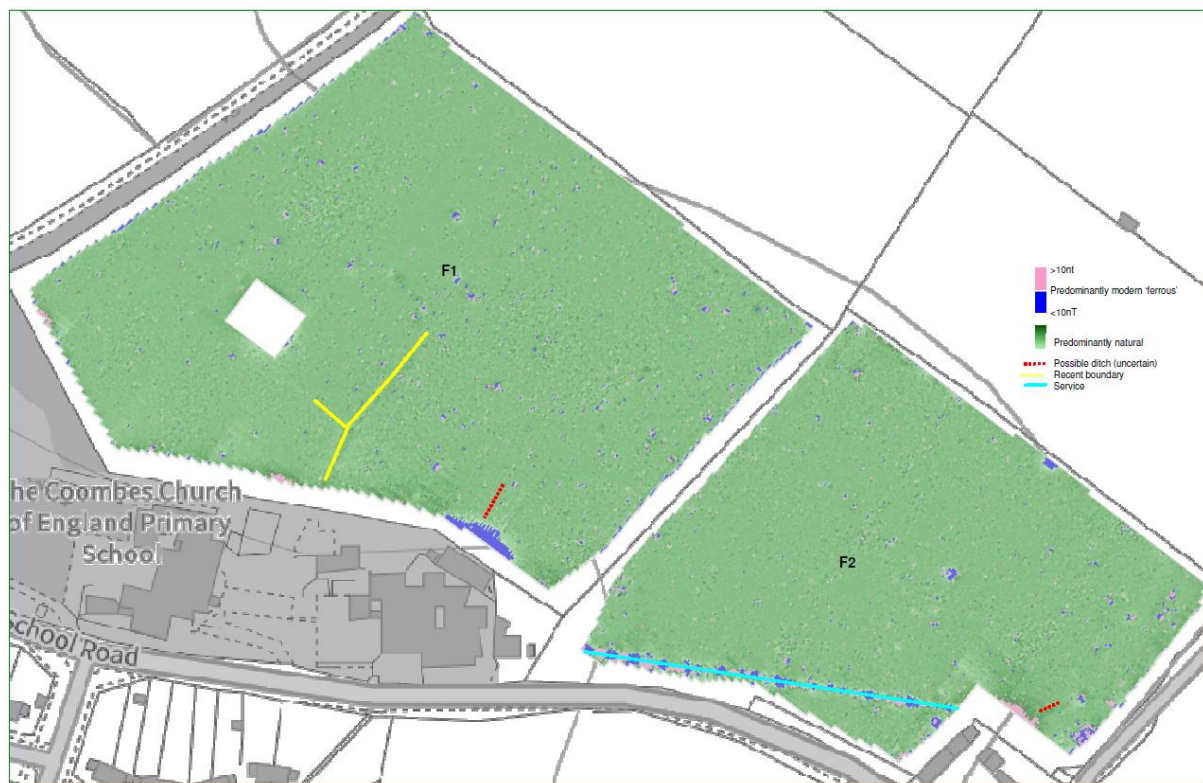


Figure 14: Geophysical Survey Results for land within the Site and to the east



4 SITE VISIT

METHODOLOGY

- 4.1 A Site visit was undertaken on 1st May 2024.
- 4.2 The visit consisted of a walkover examination of all outdoor areas of the Site and photography of a variety of views from and around the Site, including in relation to any surrounding heritage assets.
- 4.3 A visual survey was conducted along publicly accessible areas, including rights-of-way and from within the Site, observing the setting of surrounding heritage assets in relation to the Site and the study area.
- 4.4 All photos were taken with a Canon 750D with an 18-135mm lens.

OBSERVATIONS

- 4.5 No upstanding earthworks associated with archaeological remains were observed during the site visit.



5 IMPACT ASSESSMENT

SCOPE OF ASSESSMENT

- 5.1 This section considers the direct and indirect impacts of the proposed development upon the significance of known and potential designated and non-designated heritage assets.
- 5.2 The scope of assessment gives due respect to Paragraph 207 of the NPPF in efforts to undertake a sufficiently diligent and proportionate approach: *“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.”*
- 5.3 The scope of the assessment also accounts for consultee comments made in respect of a previous and refused application for planning permission REF: 242421.

DIRECT IMPACTS

- 5.4 Building works are the main source of direct impacts from a proposed development. Such works can cause direct impacts upon the significance of heritage assets, and through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 5.5 Works that sustain, maintain, preserve or enhance the significance of heritage assets are beneficial, bringing about a degree of public benefit that, commensurate with the works and significance of the asset are due a positive material consideration in the planning balance. Should a programme of works present an optimal re-use of a designated heritage asset and/or secure its ongoing use, they also weigh positively within the planning balance.
- 5.6 Works that erode those elements of a heritage asset that have heritage significance are detrimental and are due a negative weight in the planning balance.
- 5.7 In the majority of developments, both positive and negative impacts occur, and as such a balance should be struck to ensure that the overall impact is positive or neutral, or that the degree of harmful impact is outweighed by the public benefits of other elements of an application for planning permission.
- 5.8 There are no known designated and no known non-designated heritage assets within the Site boundary with the potential to be directly impacted upon by the proposed development.



ARCHAEOLOGY

- 5.9 This section considers likely human activity that may have taken place within the Site, its archaeological interest, the potential for its survival, and the potential direct impact of the proposed development upon it.
- 5.10 Building works, groundworks, associated landscaping and access routes are the main source of direct impacts from a proposed development. Such works can cause direct impacts through the removal or truncation of any below-ground archaeological deposits that may exist within the Site.
- 5.11 Any buried archaeological deposits may be subject to direct adverse development impacts.

Significance of Human Activity within the Site

- 5.12 Neolithic and Bronze Age activity, whilst both represented within the Study Area, are typically placed to take advantage of favourable topographic locations. Corresponding activity is unlikely to have occurred within the Site due to its less favourable topography and location. There is, therefore, a low potential for Neolithic and Bronze Age activity to have occurred within the Site and, if present, are most likely to reflect transient activity in the form of stray finds. Where found these would likely be of local archaeological interest.
- 5.13 Iron Age and Roman activity is limited within the Study Area, with the only known occupation Site located approximately 1km southwest of the Site. Therefore, it is considered there is a low potential for human activity to have taken place during this period within the Site. Activity is most likely to be transient in nature and/or associated with the working of the wider agricultural landscape. Evidence for such activity would have a local level of archaeological interest.
- 5.14 Medieval activity is likely to have occurred within the Site. The nature of such activity is unknown but is most likely to have been associated with management of the Royal hunting grounds. Such activity is likely to have been associated with small scale landscape management and have been highly ephemeral in nature. Evidence for such activity would have a local level of archaeological interest.
- 5.15 Post Medieval and 19th century activity has a certainty to have occurred within the Site. The nature of activity appears to have been agricultural, associated with the exploitation of land either as pasture or for arable. Evidence for such activity would have a local level of archaeological interest.
- 5.16 20th and 21st century activity is known to be agricultural in nature. Evidence for such activity has no level of archaeological interest.

Potential for Survival

- 5.17 The Site has does not appear to have been subject to development through the Post-Medieval and Modern periods. The Site does appear to have been subject to Post-Medieval and later ploughing.



-
- 5.18 Across all areas, if present, archaeological features are likely to have been subjected to disturbance down to the depths of historic plough soils.
- 5.19 In principle, there is good potential for undisturbed archaeological remains to exist below the depths of historical plough soils, across the majority of the Site.

Impact of Proposed Development

- 5.20 Overall, on the basis of the evidence available, there is a low potential for the proposed development to impact upon remains of archaeological interest.
- 5.21 Should they exist, remains would most likely be of up to a local level of archaeological interest associated with Romano rural land management regimes, Medieval woodland management or Post-Medieval agricultural regimes and land management practices.

INDIRECT IMPACTS

- 5.22 The NPPF definition of the setting of a heritage asset is *‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’*
- 5.23 A search area of 1000m from the Site boundary was used. An initial review demonstrated that a total of 21 designated heritage assets lay within the search area and had the ability to be indirectly impacted upon by the proposed development in principle (Figure 15). The nature, level and extent of the significance of heritage assets shortlisted for a setting assessment was then established through desk-based research and a Site visit.
- 5.24 On the basis of the initial review, not all heritage assets required a detailed setting study. The table below (Table 1) indicates the heritage assets within the Study Area and those shortlisted for a setting assessment. These assets correspond with those assets assessed for the previous application REF: 180596.

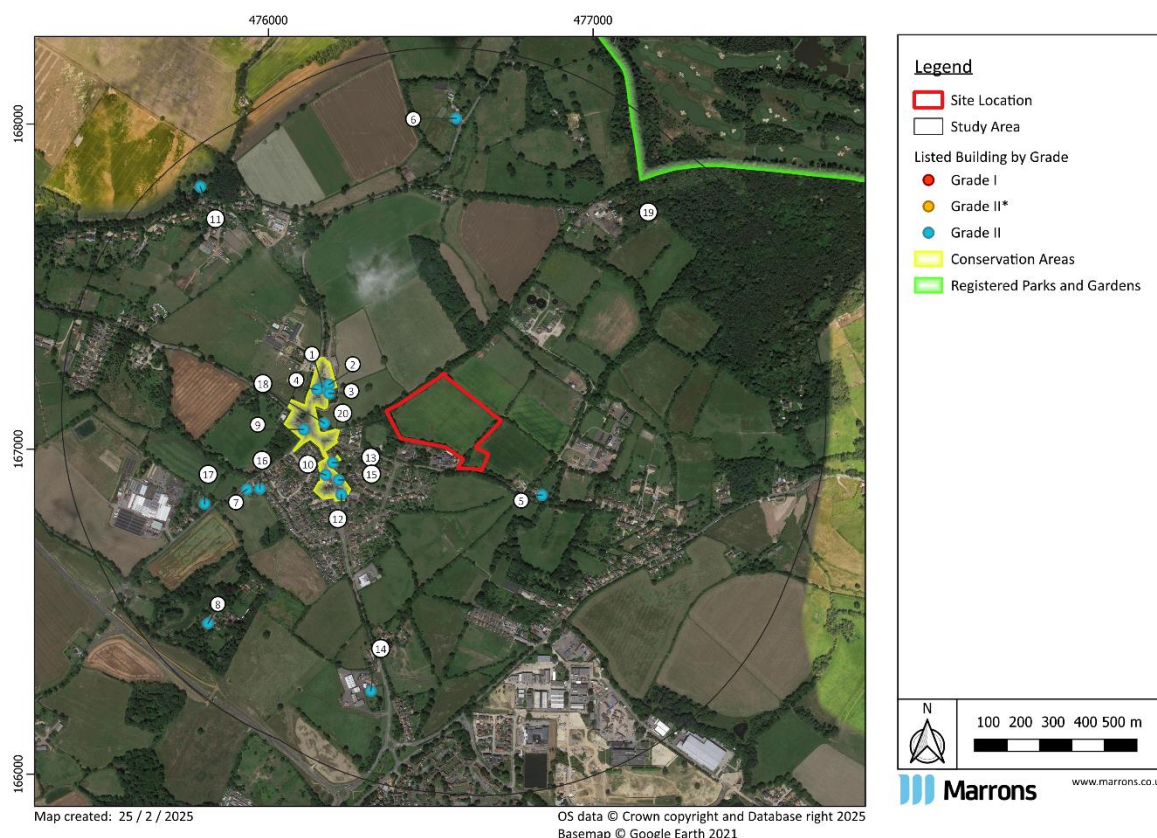


Figure 15: Designated heritage assets within 1000m Study Area



Map Ref	NHLE No.	Name	Type/Grade	Detailed Setting Assessment?
1	1031886	Barn At Newland Farm	Grade II Listed Building	No
2	1031887	Cattleshed At Newland Farm	Grade II Listed Building	No
3	1031888	Barn And Engine House At Newland Farm	Grade II Listed Building	No
4	1088067	Stable At Newland Farm	Grade II Listed Building	No
5	1118117	Langleypond Farmhouse	Grade II Listed Building	Yes – Group A
6	1118121	Mole Bridge Farmhouse	Grade II Listed Building	No
7	1118122	Chamberlains Farmhouse	Grade II Listed Building	No
8	1118123	Arborfield Court	Grade II Listed Building	No
9	1118125	The Bull Inn	Grade II Listed Building	No
10	1118162	The Swan Public House	Grade II Listed Building	No
11	1135983	Church Of St Bartholomew	Grade II Listed Building	No
12	1135988	Magnolia Cottage	Grade II Listed Building	No
13	1135997	The Old Post House	Grade II Listed Building	No
14	1312999	Ducks Nest Farmhouse	Grade II Listed Building	No
15	1319097	Birch House	Grade II Listed Building	No
16	1319118	Applemore	Grade II Listed Building	No
17	1319120	Yew Tree Cottage	Grade II Listed Building	No
18	1465963	Arborfield, Newland and Barkham War Memorial	Grade II Listed Building	Yes
19	1000414	Bearwood College	Grade II* Registered Park and Garden	No
20	N/A	Arborfield Cross Conservation Area	N/A	Yes

Table 1: Designated heritage assets within 1000m Study Area

Non-designated heritage assets

- 5.25 At the time of writing, Wokingham Borough Council do not have an adopted list of local heritage assets. However, the previous and refused application for planning permission, consultee comments from the Built Heritage Officer (11/12/2024) identified the traditional outbuildings (roadside and open cart shed) associated with Langleypond Farm as non-designated heritage assets, alongside the Coombes Primary School.



- 5.26 A rationale behind the identification of the buildings as non-designated heritage assets was not provided in the consultation response. Nor has the Borough council developed and published a local list of non-designated heritage assets in the interim period.
- 5.27 The Planning Practice Guidance (PPG) alongside Historic England Guidance Note 7: Local Heritage Listing: Identifying and Conserving Local Heritage are explicit that non-designated heritage assets must be identified according to clear criteria and based on sound evidence and moreover must be made accessible to the public (PPG Paragraph: 040 Reference ID: 18a -040-20190723).
- 5.28 With respect to the traditional outbuildings associated with Langleypond Farm, the 'cart shed' identified by the Heritage Officer dates to the late 19th century and has a very basic construction, including rudimentary stanchions to cart shed bay which are often, if not more typically, simply decorated cast iron affairs. The building is otherwise plain brick with plain tile roof. Whilst its functional form and orientation to the yard more likely conveys its use as a shelter shed, rather than a cart shed, offering some sense of historical interest, the structure is not a compelling candidate for inclusion on the local list. Notably, the building is a vestigial part of a once extensive complex of traditional buildings which have now been lost all but for the roadside building. In respect of the latter, the functional form of the long linear building is unclear but may have been animal housing of some sort. The building has a modern rendered applied across all facades, with a timber clad gable to the east. Again, and in the absence of any clear understanding of its function, it is not a compelling candidate for inclusion on the local list.
- 5.29 Furthermore, extensive Historic England guidance regarding the assessment of traditional farmsteads¹ reflects on the importance of the functional interrelationships and hierarchy between working buildings as part understanding a steading's significance. In the case of the working buildings at Langleypond Farm, limited to no such legibility remains with vast majority of working buildings now lost.
- 5.30 Paragraph 039 Reference ID: 18a-039-20190723 of the PPG is clear that 'A substantial majority of buildings have **little or no** heritage significance and thus do not constitute heritage assets. **Only a minority** have enough heritage significance to merit identification as non-designated heritage assets (**my emphasis**).
- 5.31 Accounting for the above, it is the view of the Applicant that the buildings are not of sufficient heritage significance for their conservation to merit a material consideration in planning decisions. Should they be considered as such then it would be incumbent on the Council to demonstrate, in a transparent manner according to clear criteria, the reasons why. In this instance, and for sake of ease, they are included in the assessment of the setting of the Grade II listed building of Langley Pond Farm.
- 5.32 With regards to the identification of the Coombes School and a non-designated heritage asset, the building is, in principle, a more compelling candidate, with clear social communal value and a degree of albeit standardised architectural detailing to the original school hall and the adjacent house. The buildings are however now

¹ [Farm Buildings and Traditional Farmsteads | Historic England](#)

encompassed within the densely developed campus with large flat roofed modern buildings extending to the rear of the school hall, lying between it and the Site. For this reason a detailed setting assessment was not considered necessary, especially as the school does not draw its significance from a rural setting, including land within the Site.

ARBORFIELD CROSS CONSERVATION AREA



Figure 16 View south along the Sindlesham Road within the conservation area

- 5.33 Arborfield Cross Conservation Area was designated by Wokingham Borough Council in September 1998, with the *Arborfield Cross Conservation Area Study* (Wokingham Borough Council, 2000) published in 2000.
- 5.34 It is important to note that the Study has not been updated since major highway works in 2004 which have dramatically re-engineered the heart of the conservation area and entailed the relocation of a listed building.

Description

- 5.35 Taken from the from the *Arborfield Cross Conservation Area Study* (Wokingham Borough Council, 2000):

Visual Analysis



The conservation area is focused on the space at the crossroads with the Bull Inn and war memorial creating the visual elements in contrast to the open farmlands to the north and new housing to the south.

The two Inns provide the historical links to the important coaching route with the 16th century cottages and Post House reinforcing the architectural and historical significance of this hamlet, tightly grouped along the road edge.

The crossroads are located the high point of an elevated plateau with the lands to the north and west falling towards the River Loddon.

Existing Fabric

The Conservation Area is centred around Arborfield Cross and the Eversley Road. The old street pattern is reinforced by listed buildings dating from the 15th century along the road edge including the former coaching inns with later Victorian and contemporary infill.

The Bull Inn, duck pond and later war memorial establish the visual focus at the intersection of two historic tracks. This area has not lost its pond and is dissected by a principal distribution road, linking north Hampshire to Reading and the Midlands. A busy network of minor roads lead from the Cross to Wokingham, Swallowfield, Winnersh and Twyford.

Conservation Area Character

The buildings vary in appearance from timber framed 15th century cottages and Inns to red brick larger houses with greater decorative detailing, mostly in Berkshire red clay roof tiles.

The area is tightly contained by the boundaries of Eversley Road housing to the south the crossroads at the centre and Newlands Farm to the north.

The buildings of special architectural and historic interest which establish the character of this area are:

- *The Bull Inn – an early 17th century part timber framed with thin timbers and painted brick infill with old clay tiled roof.*
- *The Old Post House – Hall house, now cottage 15th century with timber frame and painted brick infilling, with old tiled clay gabled roof.*
- *Birch House – 17th century house re-fronted in 18th century, brick faced with diaper pattern at first floor, irregular plan with flanking chimneys.*
- *Magnolia Cottage - late 16th century, rebuilt in 18th century decorative brick front with part timber frame to gable ends with painted render infill. Central chimney on ridge.*
- *The Swan Public House – Hall house late 15th century with 17th century extensions. Timber framed with painted plaster and brick infill to tile gabled roof. 3 framed bays front part with one bay hall now floored.*



In addition, the following buildings are of traditional local character and reflect the farming and reference to the area at the turn of the century:

- *Newlands Farm*
- *Cottages north the green (former duck pond)*
- *Nos. 1 -3 School Road*
- *Sunrise*
- *Group of cottages immediately to the north of the Swan Inn.*

Opportunities for Enhancement

Arborfield is acknowledged to be one of the best kept villages in Berkshire and the Parish Council and residents are dedicated to its continued improvement to retain this accolade.

Issues to enhance the Conservation Area include:

- *Reduce speed and level of through traffic.*
- *Landscape frontage to the Village Hall.*
- *Redesign the crossroads to include the integration of an improved highway intersection.*
- *Improve Eversley Road garage forecourt.*
- *Re-site the war memorial.*
- *Enhancement of the landscaped edge to recent housing development.*
- *Re-introduction of the village pond.*

Additional Observations

- 5.36 Since the publication of the Arborfield Cross Conservation Area Appraisal, major highway work was undertaken in 2004 to the historic crossroads, which have since been replaced with a large modern roundabout with six roads feeding into it. The works have had a severe and detrimental impact upon the character and appearance of the area as derived from its historical and architectural interest. Some mitigation has enabled the roundabout to be integrated into the historic form of the village, namely planting and green verges around its edges which form green spaces resembling a fractured green or small common area.
- 5.37 The core of the conservation area, once formed by the historic crossroads, is now dominated by a traffic gyratory, and this in turn has lost to a sense of orientation of the historic turnpike and the assemblage of vernacular and polite buildings that clustered around it. The location of the war memorial has been moved to the east of the roundabout, overlooking agricultural land to the northeast.

- 5.38 A loose cluster of historic buildings remain, almost entirely along the north/south spine of the Sindlesham Road. The north of the conservation area retains a stronger sense of its former rural village character, whereas to the south modern residential development dominates, intermingled with occasional historic buildings along Eversley Road.
- 5.39 Undertaken in 2000, the Conservation Area Appraisal is overdue a review in accordance with Section 69 (2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Historic England Advice Note 1: Conservation Area Appraisal, Designation and Management (2019). Regrettably, it is considered highly likely that due to highway works to the core of the village, the eroded character of the area may lack sufficient interest to merit continued designation as a conservation area. It is however, beyond the scope of this study to undertake a detailed review, and as such the surviving merits of the area have formed the basis of this assessment.



Figure 17 The Bull Public House adjacent the modern roundabout

Significance

Architectural Interest

- 5.40 The character of Arborfield Cross Conservation Area is of a low to moderate level of architectural interest by virtue of its aesthetic – fortuitous value which has arisen through its piecemeal development and redevelopment over many centuries. Due to extensive areas of modern roadside development and modern highway works, there is a fractured and disrupted sense of the historic village core that once centred on the



historic crossroads at its centre. Whilst many traditional buildings are of individual note, they struggle to combine to form a defined area which has integrity or appeal as a traditional village, such has been the impact of highway works.

Historic Interest

- 5.41 Arborfield Cross Conservation Area is of a moderate level of historic interest by virtue of its historic – illustrative value, demonstrating its evolution from small rural hamlet to a rural transport node along a historic coaching route. The assemblage of domestic buildings, historic inns, and farms from the late medieval period onwards reflect its ongoing role in the landscape and the increasing use of roads as part of a wider transport network.
- 5.42 Its success as the latter has led to its expansion into a larger rural commuter settlement and a transport interchange, with much of its historic interest now encapsulated within a modernised townscape.

Contribution Made by Site

- 5.43 The Site lies to the east of the conservation area, c.170m at its closest point and c.500m at its most distant.
- 5.44 Beyond forming part of the settlement's wider agricultural hinterland, there are no historical associations between the Site and the conservation area.
- 5.45 The westernmost boundary of the Site forms a linear semi-natural edge to broad rural views from the east of the conservation area. The wide views have a pleasant character and appear to have been purposely selected to form a backdrop to views of the relocated Grade II listed War Memorial.
- 5.46 From its western boundary, land falls to the northeast within the Site, with it remains out of view from the conservation area by virtue of both topography and the mature broadleaf canopy the characterises the boundary.



Figure 18 View west from the conservation area with approximate location of site to rear of tree boundary.

- 5.47 Reciprocally there are no views from the Site towards the conservation area that contribute to its significance.



Figure 19 View from the Site towards the conservation area

- 5.48 In conclusion, the Site's semi-natural northern boundary is a component of valued outward views from the conservation area, making a minor positive contribution to its



significance. The remainder of the Site does not contribute to the character of views out of the conservation area.

- 5.49 Overall, the Site makes a minor positive contribution to the significance of the conservation area through the appearance of its northern boundary in easterly outlook views.

Impact of Proposed Works

- 5.50 The character and extent of views of the conservation area, that contribute to its significance, from or in conjunction with the Site would be entirely sustained.
- 5.51 The indicative masterplan demonstrates the ability for the Site to accommodate up to 70 dwellings without altering the established character of its western boundary which forms a peripheral feature to valued easterly outward views of the conservation area.
- 5.52 Owing to the extent, location and density of development proposed within the illustrative plan, a generous provision of additional landscaping throughout the Site can be accommodated, including in areas closest to the conservation area to the west. As such, there is ample provision to incorporate additional screening in the form of open space and planting within a setback should it be deemed necessary to mitigate any perceived impact of the Site's development upon the significance of the conservation area. Owing to established planting, topography and the location of development away from the Site's western boundary, no such mitigation should be required.
- 5.53 Should additional planting be proposed to the western boundary of the Site, the thickening of the existing planting with a mixture of native species would not, in itself, bring about harm to the character and extent of easterly views from the conservation area.
- 5.54 Looking to the wider rural setting of the conservation area and how it is experienced within it, open land to the east around and north of the war memorial, which is otherwise contained by development to the south, would remain entirely open and uninterrupted. Approaches and views from the east would remain open, with the rural setting of northern parts of the conservation area, which are not already surrounded by modern residential development, unaffected by the development of the Site.
- 5.55 With respect to the most recent and refused application for planning permission, consultee comments from the Built Heritage Officer (11/12/2024) and the detail of the Decision Notice, concluded that development of the Site would not reflect the *'historic roadside settlement and the existing pattern of development, thereby failing to preserve or enhance the character of the Arborfield Cross Conservation Area'*. The Built Heritage Officer's Report also indicated that there might *'be a possibility that development on the site or lights from dwellings and street lighting could become discernible in views towards the site from Arborfield Cross Conservation Area'*.
- 5.56 In respect of the comments, it is worth reflecting that the Conservation Area's linear form, based along the former main road is near wholly enveloped by modern residential suburban housing, with extensive areas lying between the conservation area and the



Site. This is the ‘existing pattern of development’, with the historic linear pattern of the settlement now subsumed within. Moreover, as previously set out on this report, the introduction of the large roundabout in the heart of the conservation area has substantially harmed its character, such that it’s candidacy as a conservation area should be re-assessed in accordance with HE Guidance Note 1: Conservation Area Appraisal, Designation and Management (Historic England, 2019) , Section 69 (2)9 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraph 204 of the NPPF.

- 5.57 Furthermore, there is no requirement within law or policy to emulate a pattern of development that exists within a conservation area in areas outside of it, including the Site. The process in itself would more likely risk distilling the virtues of the conservation area’s character and appearance, rather than respecting it. Instead, the design should consider the contribution that a Site makes to the setting and significance of any conservation area and then follow established local and national design principles which, in the case of the Application, would be a consideration of Reserved Matters.
- 5.58 Finally, with regard to the perceived impact of light spill, the conservation area would in some way have to draw part of its significance from a dark sky and dark street scenes. Accounting for the existing character of the conservation area, with abundant street lighting, high levels of traffic and spill from residential houses along streets, a sense of darkness is clearly not a positive element of its character and appearance.
- 5.59 Overall, the Site’s development with a density and layout akin to that proposed in the illustrative masterplan, would have a neutral impact upon the significance of the conservation area.

LANGLEYPOND FARMHOUSE INC FORMER OUTBUILDINGS



Figure 20 View of Langley Pond Farmhouse from the south

Description

5.60 Taken from the National Heritage List for England (NHLE):

Farmhouse, now 2 houses. Late 16th century, altered in the 18th, 19th and mid-20th centuries. Timber framed construction, encased in vitreous brick with red dressings, with a tiled gabled roof, false timbering on gables with roughcast infill. H-plan, crosswings on north and south, with a small one storey 20th century extension at the rear. Two storeys in height.

One large late 16th century flank chimney on right, one later ridge chimney, and one on the left hand crosswing.

The Entrance front has brick string course, two and three-light 20th century leaded casement windows, some of which have segmental brick arches.

The main part has a three bay width with blocked centre window on the first floor, 20th century entrance door under a small hipped roof on left.

One bay crosswing gable projecting on left and one bay crosswing gable on right, both flush with main part.

Additional Observations

- 5.61 Owing to its contained setting, close scrutiny of the former farmhouse's character was not able to be undertaken during the Site visit.
- 5.62 Inspection from adjacent vantage points and other areas confirmed the modern tile roof and faux timber gables and the external casing of brick.
- 5.63 The assessment was sufficient to confirm that the significance of the building primarily lies in its internal 16th century fabric encased within the later building adapted over successive centuries, including extensive alterations in the mid-20th century. From inspection, much of the building including parts of external walls, roof, and windows appear mid-20th century in date.
- 5.64 The well-maintained 20th century elements, visible within the roofscape are of markedly less architectural and historical interest than early interior fabric. Nonetheless, the façade and superstructure have been constructed with high-quality materials using a degree of craftsmanship, and the historic plan form and mass of the building appears to have been sustained through phases of modern rebuilding. The external shell is therefore not devoid of significance, but is of lesser significance than early fabric encased within.



Figure 21 View of the roof and upper gables of Lanleypond Farmhouse from the south

- 5.65 Beyond the main house is a linear L shaped outbuilding to the immediate west, comprising of two phases. Brick built with hipped tile roof, the building appears to be

- of mid-19th century date and was likely a coach or trap house with associated stabling and tack room. The outbuilding is almost certainly curtilage listed.
- 5.66 To the west, on the opposing side of Wood Lane are a collection of brick outbuildings and modern sheds/structures. The date and function of the long linear roadside shed is hard to determine, but it may be of 18th century date or earlier as was more likely uses as a cart shed or for sheltering animals. The brick built shed with tile roof to the north west likely served as a cart and/or shelter shed, and is of 19th century date. All appear associated with the former Langleypond Farm, but are fragmentary remnants of the early farmstead recording on 19th century maps which had a pigsty and large barn, likely a threshing barn to the centre of the yard (as per historic mapping presented in earlier parts of this report).
- 5.67 The loose plan form of the historic farm arranged either side of Wood Lane is reflective of its early origins and later adaptation to incorporate changing farming practices over the course of the Agricultural Revolution during the 18th and 19th centuries.



Figure 22 24" Ordnance Survey map dating to 1910 with house outlined in red

- 5.68 Separated from the former farmhouse to the east by Wood Lane, none of the outbuildings to the west are curtilage listed. Review (See Paragraphs 5.25 to 5.32) shows them to be of limited architectural and historic interest.

Significance

- 5.69 As a Grade II listed building, Langleypond Farmhouse is a heritage asset of less than the highest significance as defined by Paragraph 206 of the NPPF.

Architectural Interest



- 5.70 Langleypond Farmhouse is of a moderate level of architectural interest by virtue of the survival of early vernacular fabric internally, and as a rural dwelling house of relative scale and status within the countryside.
- 5.71 The much remodelled and rebuilt external aesthetic of the building holds a low level of architectural interest.

Historic Interest

- 5.72 Langleypond Farmhouse and surviving outbuildings are of a moderate level of historic interest, reflecting the continued and evolving farming economy over a prolonged period of time.

Archaeological Interest

- 5.73 Surviving internal fabric of early date will certainly hold evidential value about vernacular construction techniques and the date of early farming practices in the area.
- 5.74 Given that the early building was located in the Royal Forest at the time of its construction there is potential that it may not have functioned as a farm, and may have been a hunting lodge or manager's cottage for example. If this is the case, early fabric may provide some insight into this early phase of the building and its transition, in conjunction with the surrounding landscape, into a working farm.

Contribution Made by Site to Setting

- 5.75 At its closest point, around the proposed access, the Site lies c. 180m to the west of the listed former farmhouse, in the western corner of the field to the west of Wood Lane. The residential element of the Site lies in the adjacent field to the west..
- 5.76 Although unproven, there are very likely general historical connections between Langleypond Farm and the Site, which likely formed part of its wider farming estate, through ownership or lease. The Site's rural character, joins with extensive areas of open land that surrounds the former farm, to form an agricultural setting that enables appreciation of the history of the principal building, now private dwelling. The functional connection is long since severed as the former farmhouse is now a private dwelling ostensibly located in a suburban garden plot. Furthermore, as discussed in more detail below, the ability to appreciate historical connections between the former farm and the Site, or indeed the wider rural landscape, is severely hampered by tall suburban style planting (*Leylandii* Cyprus) and fencing to the plot's boundaries.
- 5.77 Assessment indicates that, by virtue of topography, those areas of the Site proposed for residential development lie entirely out of view. Only the location of the proposed access from School Lane, which would be screen by tree planting, might become apparent in outward views from uppermost floors of the house, however assessment shows that the uppermost gables are devoid of fenestration and views are unlikely.
- 5.78 Across the vast majority of the Site, there are no views of Langleypond Farm and its former outbuildings, due to mature intervening tree cover and topography alongside and the location of the farm within a bosky plot bordered by high boundaries and the

coach house. The house has a sunken, secluded and private setting, with boundaries bordered by close boarded fencing, hedging and trees which, combined with vegetation along Wood Lane, form a dense visual barrier between it and the Site.



Figure 23 Views towards Langleypond Farm from around the proposed access to the Site



Figure 24 View of Langleypond Farm from School Road with suburban planting to plot boundary

- 5.79 Exception is a narrow view corridor from elevated parts of the field to the west of the farmhouse, where the proposed Site access lies. Within this linear view corridor, uppermost parts of the farmhouse can be seen in conjunction and over the top of the 19th century cart shed to its west. A sylvan canopy passes over the ridgeline, creating a narrow view that locates the former farm within a pleasant sylvan setting that enables appreciation of its historical interest as a former farm. By virtue of its limited extent and the modern construction of the farm's gables and roof, the view makes a very minor positive contribution to the significance of the listed building.
- 5.80 Due to its sheltered position and boundary treatment, other experiences of the house are limited to its domestic garden plot. Due to the demolition of former traditional outbuildings to the west and the domestication of its plot, the farmhouse now lies within a more manicured residential garden setting rather than at the heart of a working agricultural landscape.
- 5.81 Overall, accounting for the nature, level and extent of the assets' architectural and historic interests, a very small part of the Site around the access from School Road, makes a very low positive contribution to the significance of the Grade II listed Langleypond Farmhouse and outbuildings.



Figure 25 Narrow (ZOOMED) view of Langleypond Farm from elevated parts of land to the east of the proposed access point off School Road

Impact of Proposed Works

- 5.82 The majority of the Site, including all areas proposed for residential development, lie some distance (c.250m) to the west of the farm and would be, by virtue of intervening topography and existing mature treecover, entirely unobserved within views in relation to the farmhouse and outbuildings.
- 5.83 Furthermore, owing to the extent, location and density of development proposed within the illustrative plan, a generous provision of additional landscaping throughout the Site can be accommodated, including in areas of open space towards the eastern boundary of the Site closest to Langleypond Farm. As such, in principle, there is ample provision to incorporate open space and/or additional screening in the form of planting should it be deemed necessary to mitigate any perceived impact of the Site's development upon the significance of the listed building or outbuildings. Owing to established planting, topography and the location of development away from the Site's eastern boundary, no such further mitigation should be required.
- 5.84 If introduced, additional planting proposed to easternmost parts of the Site, including the thickening of the existing planting with a mixture of native species, would not, in itself, bring about harm to the setting of the listed building or outbuildings.



- 5.85 Proposed access works to the western corner of the field lying to the west of the farm would present as a localised area low lying development linked to the existing route of School Road. The appearance of any small-scale infrastructure is capable of being screened by planting and bunding, which would likely be necessary along most the access road's length to address the gradient of the access. Given the small scale and localised nature of the access works required, the extent and character of glimpse views of the uppermost parts of the farmhouse and outbuildings in their surroundings would not be altered in such a way that their significance would be harmed.
- 5.86 With respect to the most recent and refused application for planning permission, consultee comments from the Built Heritage Officer (11/12/2024) welcomed a buffer of space to the west of the Grade II listed building and the associated outbuildings to the west of Wood Lane, finding that a degree of separation would retain part of the assets' rural settings, but that they may still be detrimentally read in conjunction with proposed residential dwellings from the east. The omission of development from the field to the west of the assets, save for a short access route, would ensure that, both visually and contextually, the contribution made by the assets' rural and roadside settings would be sustained.
- 5.87 Overall, development of the Site with a scheme akin to that set out in the illustrative masterplan, would have a neutral impact upon the significance of the listed building and associated outbuildings.

ARBORFIELD, NEWLAND AND BARKHAM WAR MEMORIAL



Figure 26 View of the War Memorial from the west with the northern edge of the Site in the background

Description

5.88 The listed building benefits from an enhanced listed building description which is reproduced here:

5.89 Taken from the National Heritage List for England (NHLE):

First World War memorial, erected in 1920, with later additions for the Second World War.

‘The war memorial is located on the north-east side of the main roundabout in the centre of Arborfield Cross. It is enclosed by sixteen two-foot granite posts supporting a steel rail on three sides with part of the front having a low chain link fence. It is constructed of granite with lead lettering.

The monument consists of a series of three steps on which is a roughly-hewn plinth surmounted by a Celtic wheel cross engraved with linear knotwork on the arms and wheel. In the centre of the cross there is a Chi-Rho symbol engraved.

The plinth bears inscriptions in lead lettering on three sides. On the western side is inscribed ‘TO THE GLORY OF GOD/ AND IN/ PROUD AND GRATIFIED REMEMBRANCE/ OF THE MEN/ OF ARBORFIELD AND NEWLAND/ WHO GAVE THEIR LIVES/ IN THE GREAT WAR 1914 - 1919/ "FAITHFUL UNTO DEATH"/ "THEIR NAME LIVETH FOREVER"’.



On the north and south sides are inscribed the names of those who died in the First World War. A further plaque was added to the western side at the base of the plinth which states 'ALSO IN MEMORY OF THE MEN OF ARBORFIELD, NEWLAND AND BARKHAM/ WHO DIED FOR US/ IN THE WORLD WAR 1939 – 1945'. Under this is inscribed the names of those who fell in the Second World War followed by 'AND 1914-1919 EE STURGES OF BARKHAM/ "WE WILL REMEMBER THEM"'.

The aftermath of the First World War saw an unprecedented wave of public commemoration with tens of thousands of memorials erected across the country, both as a result of the huge impact the loss of three quarters of a million British lives had on communities and the official policy of not repatriating the dead, which meant that the memorials provided the main focus of the grief felt at this great loss. The war memorial erected at Arborfield Cross was unveiled in March 1920 by Mrs Stuart Rickman, formerly of Arborfield Grange.

The memorial was re-dedicated in 1948 with a further separate plaque to commemorate those who had died in the Second World War as well as EE Sturges who fell in the First World War.

The war memorial has been damaged by traffic accidents, and was eventually restored and relocated as part of the construction of the new roundabout in 2004. Its historic location is now the north-western side of the roundabout island.'

Significance

- 5.90 As a Grade II listed building, is a heritage asset of less than the highest significance as defined by Paragraph 206 of the NPPF. The reasons for designation are reproduced from the NHLE entry in italics below:

Architectural Interest

- 5.91 The monument holds moderate architectural interest '*as a large, roughly-hewn Celtic wheel cross engraved with linear knotwork*'.

Historic Interest

- 5.92 The monument holds high historic interest '*as an eloquent witness to the tragic impact of world events on the local community, and the sacrifice it made in the conflicts of the C20.*'

Contribution Made by Site to Setting

- 5.93 The Site lies to the east of the monument, c.200m at its closes point and c.650m at its most distant. There are no historical associations between the Site and the memorial. The memorial was relocated from its original designed setting in 2004, to a location adjacent the new roundabout to the east and the location appears to have been chosen for the qualities of its setting.
- 5.94 The westernmost boundary of the Site forms a linear green semi-natural edge to rural views from the immediate surrounds of the monument, forming a pleasant and calm backdrop to the monument that enables appreciation of its historical interest as a memorial.



- 5.95 From its western boundary, land falls to the north and east within the Site, ensuring it remains out of view by virtue of both topography and the mature broadleaf canopy the characterises the boundary.
- 5.96 Reciprocally there are no views from the Site towards the monument that contribute to its significance.
- 5.97 In conclusion, the Site's semi-natural western boundary is a pleasant component of valued views of the monument from the west, making a positive contribution to its significance. The remainder of the Site does not contribute to the significance of the asset.
- 5.98 Overall, the Site makes a minor positive contribution to the significance of the monument through forming a small component part of a rural backdrop to views of it from the west.

Impact of Proposed Works

- 5.99 The indicative masterplan demonstrates the ability for the Site to accommodate up to up to 70 homes without altering the established character of its western boundary which forms a peripheral feature to valued easterly views of the relocated war memorial from the village.
- 5.100 Owing to the extent, location and density of development proposed within the illustrative plan, a generous provision of additional landscaping throughout the Site can be accommodated, including in areas closest to the war memorial to the west. As such, there is ample provision to incorporate additional screening in the form of planting should it be deemed necessary to mitigate any perceived impact of the Site's development upon the significance of the listed building. Owing to established planting, topography and the location of development away from the Site's western boundary, no such mitigation should be required.
- 5.101 Should additional planting be proposed to the western boundary of the Site, the thickening of the existing planting with a mixture of native species would not, in itself, bring about harm to the character and extent of easterly views of the listing building from the village.
- 5.102 Overall, the Site's development with a density and layout akin to that proposed in the illustrative masterplan would have a neutral impact upon the significance of the listed building.



6 CONCLUSIONS & POSITION

CONCLUSIONS

- 6.1 Overall, there is a low potential for development of the Site to impact upon remains of up to a local level of archaeological interest,
- 6.2 If encountered, remains of a local level of archaeological interest are most likely to be associated with Romano rural land management regimes, Medieval woodland management or Post-Medieval agricultural regimes and land management practices.
- 6.3 The proposed development of the Site would have a neutral impact upon the significance of the Arborfield Cross Conservation Area, Grade II listed building of Langleypond Farm and associated outbuildings, and the Grade II listed War Memorial.

POSITION

- 6.4 Based on the information available, the potential archaeological interest of the Site does not undermine the principle of its development. The level of detail about the archaeological resources provided within this desk-based assessment, coupled with the results of geophysical survey, is sufficient for the purposes of determining the application for outline planning permission.
- 6.5 In bringing about a neutral impact upon the significance of the Grade II listed building of Langleypond Farm, the Grade II listed War Memorial, and the Arborfield Cross Conservation Area, the proposed development aligns with the statutory objective set out in Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and Paragraphs 206 and 208 of the NPPF alongside Policies CP3 of the Wokingham Borough Local Development Framework - Adopted Core Strategy Development Plan Document (adopted January 2010), TB24 and TB26 of the Wokingham Borough Development Plan - Adopted Managing Development Delivery Local Plan (adopted February 2014) and IRS4 of the Arborfield & Barkham Neighbourhood Plan.



7 REFERENCES

- British Geological Survey. (2023). *Geology Viewer*. Retrieved from Geology Viewer: <https://geologyviewer.bgs.ac.uk/>
- CGMS Heritage. (2018). *Archaeological Desk Based Assessment - Land off School Road, Arborfield, Wokingham, Berkshire*.
- Chartered Institute for Archaeologists. (2014). *Standards and guidance for historic environment desk-based assessment*. Reading: ClfA.
- Cranfield University. (2023). *Soilscapes Map*. Retrieved from Soilscapes : <https://www.landis.org.uk/soilscapes/>
- English Heritage. (2008). *Conservation Principles, Policies and Guidance*. English Heritage.
- Hey, D. (2008). *The Oxford Companion to Local and Family History*. Oxford University Press. Retrieved from Oxford Reference: <https://www.oxfordreference.com/display/10.1093/oi/authority.20110803100420600>
- Hey, G., & Hind, J. (2014). *Solent-Thames Research Framework for the Historic Environment: Resource Assessments and Research Agendas*. Oxford Wessex Archaeology.
- Historic England. (2015). *Management of Research Projects in the Historic Environment*. Historic England.
- Historic England. (2015). *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning: 2*. Historic England.
- Historic England. (2017). *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning: 3*. Historic England.
- Natural England. (2014). *National Character Area Profile: 129 Thames Basin Heaths*.
- North West Leicestershire District Council. (2003). *Wilson Conservation Area Appraisal and Study*.
- Nottingham University. (2012). *Key to English Place Names*. Retrieved April 12th, 2024, from <http://kepn.nottingham.ac.uk/map/place/Berkshire/Arborfield>
- Wokingham Borough Council. (2000). *Arborfield Cross - Conservation Area Study*.

MAPPING

- Norden's Map of 1607 - <https://www.rct.uk/collection/700042/rocques-map-of-berkshire>
- John Rocque's Map of 1761 - <https://www.rct.uk/collection/700042/rocques-map-of-berkshire>



-
- Enclosure Map 1817 - http://www.berkshireenclosure.org.uk/search_calm.asp?doc_ref=Q/R/D/C/100B
 - Tithe Map 1841 - <https://www.thegenealogist.co.uk/>
 - Range of Historic Ordnance Survey mapping
 - GIS Basemaps available through Google, ESRI, and Ordnance Survey
 - Satellite Imagery from ©Google Earth



APPENDICES

APPENDIX 1: ASSESSMENT METHODOLOGY

AIMS AND SCOPE

The aims of this study are to:

- Identify designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Describe the heritage significance of designated and non-designated built heritage assets that might be directly or indirectly impacted upon by the proposed development;
- Assess the degree of impact of the proposed development upon the significance of built heritage assets;
- Assess the potential for the survival of archaeological remains within the proposed development Site, their likely condition and extent;
- Evaluate the significance of any potential archaeological remains and to examine whether this might be impacted upon by the proposed development;
- Consider if further evaluation of the Site's archaeological potential and significance is required, alongside any appropriate forms of mitigation;
- Review the impact of the proposed development in respect of the prevailing framework of policy and legislation.

GPA 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England, 2015), provides information to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the Planning Practice Guidance (PPG). These include; assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, marketing and design and distinctiveness.

For the purposes of assessing potential impact on the setting of heritage assets, the procedures laid out within the Historic England documents *Historic England Good Practice Advice Note 3: The Setting of Heritage Assets* (Historic England, 2017) have been followed.

This report follows the advice set out in Historic England Advice Note 12 - Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England, 2019), which covers the National Planning Policy Framework requirement for applicants for heritage and other consents to describe heritage significance to help local planning authorities to make decisions on the impact of proposals for change to heritage assets.



Advice set out within the Historic England documents Conservation Principles, Policies and Guidance (English Heritage, 2008), Management of Research Projects in the Historic Environment: The MoRPHE Project Manager's Guide (Historic England, 2015), and the Chartered Institute for Archaeologists' (CIfA) Standard and Guidance: historic environment desk-based assessment (Chartered Institute for Archaeologists, 2014) have been followed.

This report follows the Principles of Cultural Heritage Assessment (CHIA) guidance developed jointly by IEMA, IHBC and CIfA in July 2021. This document sets out a standardised framework which can be used to assess the impact of proposed works on cultural heritage assets and their significance, thus supporting their sustainable management.

THE HERITAGE RESOURCE

The heritage resource is divided into two broad categories, designated heritage assets and non-designated heritage assets. Designated heritage assets are considered to be of national and regional importance, whilst non-designated heritage assets are considered to be of local importance.

Designated heritage assets consist of:

- World Heritage Sites
- Scheduled Monuments
- Listed Buildings
- Registered Parks and Gardens
- Registered Battlefields
- Protected Wreck Sites
- Conservation areas (for the purposes of this assessment, conservation areas will be included as designated heritage assets)

The various elements of the heritage resource have been taken into account, and the potential development impacts upon them considered.

SOURCES

The following sources of heritage and planning data and information were consulted:

Designated Heritage Asset Data

These datasets are available from Historic England, and contain data on all recorded designated heritage assets in England, i.e., World Heritage Sites, Scheduled Monuments, listed buildings, Registered Parks and Gardens, Registered Battlefields and Protected Wreck Sites. The data was accessed in April 2024.

Non-Designated Heritage Asset Data

At the time of writing, Wokingham Borough Council has no adopted list of local heritage assets.



Historic Environment Record (HER)

A search of both the Berkshire Historic Environment Record was conducted in April 2024 with an agreed 1km search area from the Site.

Cartographic Sources

Historic mapping was obtained online. Information from historic maps, other than tracing the above-ground development of a Site or place, can assist in the assessment of archaeological potential by highlighting previously unrecorded features, enabling an understanding of how the land has been managed in the recent past and identifying areas where development is likely to have removed or truncated below-ground archaeological deposits.

National Legislation and Planning Documents

The treatment of the historic environment within a development and planning context is governed by legislation and national policy set out by the National Planning Policy Framework (NPPF), which itself dictates local authority planning policy. All relevant national and local planning policy documents were consulted in April 2024 and are detailed in Appendix 2.

ASSUMPTIONS AND LIMITATIONS

Much of the information used by this assessment consists of secondary information compiled from a variety of sources. The assumption is made that this information is sufficiently accurate.

The HER is a record of known archaeological and historic features. It is not an exhaustive record of all surviving historic environment features and it does not preclude the existence of further features which are unknown at present.

CRITERIA

Contribution to Significance

The contribution that a site or feature makes to a heritage asset's significance is expressed using the criteria below:

Contribution	Degree to which Setting Contributes to Significance of the Heritage Asset
Neutral	A site makes no clear or known contribution to the significance of a heritage asset and/or the experience of its significance from within its setting.
Minor	A site forms a modest and positive aspect of a heritage asset's significance and/or makes a valued but unexceptional contribution to the experience of a heritage asset's significance from within its setting.
Moderate	A site forms a notable and positive element of a heritage asset's significance and/or makes a notable contribution to the experience of a heritage asset's significance from within its setting.



High	A site forms an important and positive element of a heritage asset's significance and/or makes a valued and remarkable contribution to the experience of a heritage asset's significance from within its setting.
Very High	The Site forms a key/critical element of a heritage asset's significance and/or makes a very important if not critical contribution to the experience of a heritage asset's significance from within its setting.

N.B. The character of the Site may already have a detrimental impact upon the significance of a heritage asset to varying degrees which can be expressed using the same terminology above (very high to low). In this instance, development may have the opportunity bring about positive change within the setting of a heritage asset.

Definitions of Impact

The degree of impact of a proposed development upon a heritage asset is defined using the following criteria:

Level of Harm	Definition
Less Than Substantial Harm	
Low	Minor adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or an element of its setting that is not fundamental or critical to its significance.
Moderate	Medium adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset or an element of its setting that is an important or very important, but not fundamental or critical, element of its significance.
High	High adverse impact upon the significance and/or setting of a designated heritage asset. E.g. loss or partial loss of a valued characteristic of a heritage asset in its setting that is very important, if not fundamental or critical, to its significance.
Substantial Harm	
Substantial Harm	Impact to such a degree that a key element of a heritage asset's significance and/or setting is entirely lost or vitiated.

The terms above, with exception of substantial harm, also apply to the impact of a development upon non-designated heritage assets.



N.B. Similar hierarchical language (low, moderate, high, very high) and criteria of impact applies to the beneficial outcomes of a proposed development.

Archaeological Potential

This Assessment is based upon the known and potential historic environment resource in a defined Study Area surrounding the Site alongside a Site visit. The potential for encountering as of yet unknown archaeological remains of interest within the Site, either wholly or according to a specific period, has been assessed according to the following criteria:

Potential	Criteria
No/None	There is no clear evidence that would support the presence of archaeological remains of interest.
Low	Remains of archaeological interest are very unlikely to be encountered, but their presence cannot be altogether ruled out.
Moderate	Evidence is suggestive that features of archaeological interest may exist.
High	Evidence indicates that there is a strong possibility that remains of archaeological interest survive.
Certain	Based on the evidence available it is a near certainty that remains of archaeological interest survive.

Archaeological Interest

The level of archaeological interest of known or potential archaeological remains within a Site is defined according to the following criteria:

Interest	Criteria
No/None	Material remains of no interest, the study of which would offer little to no further meaningful understanding of the nature of human activity that it relates to.
Local	Archaeological remains of local importance, the study of which would be of meaningful value to local research. Its value is likely limited to improving our knowledge and understanding of human cultural activity within a localised area.
Regional	Archaeological remains of regional importance, the study of which would be of meaningful value to research at a regional scale. Its value is likely to develop knowledge and understanding of human cultural activity across a wider county or region.
National	Archaeological remains of the highest importance, such as scheduled monuments, the study of which would be of meaningful value to research on a national scale. Its



	value is likely to enhance our understanding of human cultural activity on a national scale.
International	Archaeological remains of national importance, the cultural value of which extends to cultures beyond the UK, such as World Heritage Sites.

N.B. In all cases, the potential interest and importance of archaeological remains should be gauged against established Research Agendas where available.



APPENDIX 2: PLANNING POLICY

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act (1990)	The Planning (Listed Buildings and Conservation Areas) Act 1990 covers the registration of Listed Buildings (that is those buildings that are seen to be of special architectural or historic interest) and the designation of Conservation Areas (areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance). A Listed Building may not be demolished or altered or extended in any manner which would affect its character as a building of special architectural or historic interest without Listed Building Consent being granted. There are three grades of listed building (in descending order): Grade I: buildings of exceptional interest; Grade II*: particularly important buildings of more than special interest; and Grade II: buildings of special interest, warranting every effort to preserve them. When making a decision on all <u>listed building consent</u> applications or any decision on a planning application for <u>development</u> that affects a <u>listed building</u> or its <u>setting</u>, a <u>local planning authority</u> must have special regard to the desirability of <u>preserving</u> the <u>building</u> or its setting or any features of <u>special architectural</u> or <u>historic interest</u> which it possesses. Preservation in this context means not harming the interest in the building, as opposed to keeping it utterly unchanged. The Act requires local planning authorities to pay special attention throughout the planning process to desirability of preserving or enhancing the character or appearance of a Conservation Area.
---	---

Table 2: National legislation relevant to the proposed development

NATIONAL POLICY

Title	Content
NPPF Chapter 16, Paragraph 202	Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These 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.
NPPF Chapter 16, Paragraph 203	Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account: d) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; e) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; f) the desirability of new development making a positive contribution to local character and distinctiveness; and g) opportunities to draw on the contribution made by the historic environment to the character of a place.
NPPF Chapter 16, Paragraph 204	When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.
NPPF Chapter 16, Paragraph 205	Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to: a) assess the significance of heritage assets and the contribution they make to their environment; and b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
NPPF Chapter 16, Paragraph 206	Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.
NPPF Chapter 16, Paragraph 207	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.
NPPF Chapter 16, Paragraph 208	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF Chapter 16, Paragraph 209	Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.
NPPF Chapter 16, Paragraph 210	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.
NPPF Chapter 16, Paragraph 211	In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their



	retention in situ and, where appropriate, of explaining their historic and social context rather than removal.
NPPF Chapter 16, Paragraph 212	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.
NPPF Chapter 16, Paragraph 213	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; 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 exceptional⁷⁵.
NPPF Chapter 16, Paragraph 214	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; and b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and 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.
NPPF Chapter 16, Paragraph 215	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.
NPPF Chapter 16, Paragraph 216	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 affect 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.
NPPF Chapter 16, Paragraph 217	Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.
NPPF Chapter 16, Paragraph 218	Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.
NPPF Chapter 16, Paragraph 219	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.
NPPF Chapter 16, Paragraph 220	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 214 or less than substantial harm under paragraph 215, 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.
NPPF Chapter 16, Paragraph 221	Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future



	conservation of a heritage asset, outweigh the disbenefits of departing from those policies.
NPPF Chapter 16, Footnote 75	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.

Table 3: National policy relevant to the proposed development, National Planning Policy Framework (NPPF), (published 2012, updated 2025)

LOCAL POLICY

Wokingham Borough Local Development Framework - Adopted Core Strategy Development Plan Document (adopted January 2010)

Policy	Content
CP3 - General Principles for development	Planning permission will be granted for proposals that: ... c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses. ... 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

Table 4: Policies relevant to the historic environment and taken from the Wokingham Borough Local Development Framework - Adopted Core Strategy Development Plan Document (adopted January 2010)

Wokingham Borough Development Plan - Adopted Managing Development Delivery Local Plan (adopted February 2014)

Table 5: Policies relevant to the historic environment and taken from the Wokingham Borough Development Plan - Adopted Managing Development Delivery Local Plan (adopted February 2014)

Policy	Content
Policy TB24: Designated Heritage Assets	1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.



(Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)	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.
Policy TB25: Archaeology	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.
Policy TB26: Buildings of Traditional Local Character and Areas of Special Character	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.



Arborfield & Barkham Neighbourhood Plan

The two parishes of Arborfield & Barkham developed a Neighbourhood Plan starting in 2014, and the finalised document was adopted by Wokingham Borough Council in April 2020.

Policy	Content
Policy IRS4: Protection and Enhancement of the Historic Character of the Area	1. Development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically: a) Arborfield Cross Conservation Area b) Chamberlain's Farm Area of Special Character c) The Barkham Street Area of Special Character d) The local historic environment, including the setting of Listed buildings, Scheduled Monuments and other historically significant buildings 2. Locally valued heritage assets have been identified in the plan as follows (see Map K) and development proposals should protect and enhance them where possible: a) The historic chestnut avenue in Arborfield, linking The Old Rectory to the remains of the old church. b) The lime grove at Nashgrove Ride in Barkham. c) Carters Hill d) The granary in Barkham Street

Table 6: Policies relevant to the historic environment taken from the Arborfield & Barkham Neighbourhood Plan

Relevant Supplementary Planning Documents (SPDs):

- Arborfield Cross Conservation Area Study (Wokingham Borough Council, 2000).



APPENDIX 3: HISTORIC ENVIRONMENT RESOURCE

This appendix provides illustration and tabulation of known designated and heritage features within 1km of the Site. The information is sourced from the Historic England National Heritage List for England (NHLE) (designated heritage assets) and the Berkshire Historic Environment Record (HER) (heritage features and monuments).

LISTED BUILDINGS & REGISTERED PARK AND GARDEN

Map Reference	Historic England Reference	Name	Designation and Grade
1	1031886	Barn At Newland Farm	Grade II Listed Building
2	1031887	Cattleshed At Newland Farm	Grade II Listed Building
3	1031888	Barn And Engine House At Newland Farm	Grade II Listed Building
4	1088067	Stable At Newland Farm	Grade II Listed Building
5	1118117	Langleypond Farmhouse	Grade II Listed Building
6	1118121	Mole Bridge Farmhouse	Grade II Listed Building
7	1118122	Chamberlains Farmhouse	Grade II Listed Building
8	1118123	Arborfield Court	Grade II Listed Building
9	1118125	The Bull Inn	Grade II Listed Building
10	1118162	The Swan Public House	Grade II Listed Building
11	1135983	Church Of St Bartholomew	Grade II Listed Building
12	1135988	Magnolia Cottage	Grade II Listed Building
13	1135997	The Old Post House	Grade II Listed Building
14	1312999	Ducks Nest Farmhouse	Grade II Listed Building
15	1319097	Birch House	Grade II Listed Building
16	1319118	Applemore	Grade II Listed Building



17	1319120	Yew Tree Cottage	Grade II Listed Building
18	1465963	Arborfield, Newland And Barkham War Memorial	Grade II Listed Building
19	1000414	Bearwood College	Grade II* Registered Park and Garden

CONSERVATION AREAS

Map Reference	Name
20	Arborfield Cross Conservation Area



HER FEATURES

Map Reference	HER Reference	Name	Monument Type	Period
21	MRM18170	Bronze Age features at Arborfield Garrison	DITCH; GULLY; PIT	Prehistoric
22	MWK8591	Gold stater at Great Coombes Field, Arborfield, Berkshire	FINDSPOT	Prehistoric
23	MWK1121	Bronze Age Cemetery at Arborfield Court, Arborfield, Berkshire	CEMETERY	Prehistoric
24	MRM18577	Late Iron Age - Romano-British farmstead settlement (Area 5), Arborfield Cross Relief Road, Arborfield	PIT; GULLY; BOUNDARY DITCH; PIT; ROUND HOUSE (DOMESTIC); POST HOLE; POST HOLE; SETTLEMENT; RECTILINEAR ENCLOSURE; ENCLOSED FIELD SYSTEM; PIT; GULLY	Prehistoric
25	MWK8594	Mesolithic flakes - at rear of 5 Link Way, Arborfield, Berkshire	FINDSPOT	Prehistoric
26	MRM18412	A flint spall and burnt flint - Barkham Survey (Land Parcel 2055 NE)	FINDSPOT	Prehistoric
27	MWK15148	Prehistoric flint core - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
28	MWK15176	Prehistoric core - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
29	MWK15285	Prehistoric flint flake - Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
30	MWK15286	Prehistoric flint flake - Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
31	MWK15287	Flint flake - Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
32	MWK15288	Prehistoric flake - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
33	MWK15289	Prehistoric flake - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Prehistoric
34	MRM18203	Roman post hole at Arborfield Garrison, Arborfield, Berkshire	POST HOLE	Roman



Map Reference	HER Reference	Name	Monument Type	Period
35	MWK15401	Roman pottery sherd-The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Roman
36	MWK15492	Romano-British pottery sherd - LP 5246 Barkham Square (formerly Kidgem/Kitchen Coppice) , Barkham, Berkshire	FINDSPOT	Roman
37	MWK15493	Romano-British pottery sherds at Langley Common Road, Barkham, Berkshire	FINDSPOT	Roman
38	MWK15549	Roman coin hoard - Newland Farm, Arborfield, Berkshire	FINDSPOT	Roman
39	MRM18171	Medieval ditches and pits at Arborfield Garrison	DITCH; PIT	Medieval
40	MRM18387	Medieval pottery and tile - LP5179, Kiln Close, Barkham, Wokingham	FINDSPOT	Medieval
41	MWK15313	Medieval pottery - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Medieval
42	MWK15316	Medieval pottery - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Medieval
43	MWK15325	Medieval sherd - Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Medieval
44	MWK15399	Medieval sherd - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Medieval
45	MWK15402	Medieval sherd - The Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Medieval
46	MWK6817	Medieval pottery scatter - Site LVS45, Arborfield, Berkshire	ARTEFACT SCATTER	Medieval
47	MRM18454	Saxon and Medieval pottery sherds - LP 2055 (south) Barkham, Berkshire	FINDSPOT; FINDSPOT	Medieval
48	MRM18388	Post-medieval pottery - LP5179, Kiln Close, Barkham, Wokingham	FINDSPOT	Post Medieval
49	MWK6279	Bearwood College, Arborfield, Berkshire	ORNAMENTAL GARDEN	Post Medieval



Map Reference	HER Reference	Name	Monument Type	Period
50	MRM18411	Post-medieval-modern pottery, brick, tile and slate - Barkham Survey (Land Parcel 2055 NE)	FINDSPOT; FINDSPOT; FINDSPOT	Post Medieval
51	MRM17490	Arborfield Remount Depot (Arborfield Garrison), Arborfield, Berkshire	REMOUNT DEPOT; REMOUNT DEPOT	Modern
52	MRM17602	Site of a Royal Observer Corps monitoring post - west of Melrose Gardens, Arborfield, Berkshire	UNDERGROUND MONITORING POST	Modern
53	MWK5744	Pillbox at Barkham Road, Barkham, Berkshire	PILLBOX (TYPE FW3/26)	Modern
54	MRM18181	Parkland boundary at Barkham Manor, Barkham	BANK (EARTHWORK); DITCH	Multi Period
55	MRM18183	Medieval Park at Barkham Manor, Barkham	DEER PARK?; PARK	Multi Period
56	MRM18217	Late medieval or early post-medieval features at Arborfield Garrison, Arborfield, Berkshire	DITCH; POST HOLE; PIT; POST HOLE; DITCH	Multi Period
57	MRM18470	Medieval or early modern trackway from Swallowfield to Wokingham	TRACKWAY	Multi Period
58	MWK1153	Ridge and furrow crop marks - Arborfield, Berkshire	RIDGE AND FURROW	Multi Period
59	MWK15335	Medieval to post-medieval artefact scatter - LVS9, Loddon Valley Survey, Arborfield, Berkshire	ARTEFACT SCATTER	Multi Period
60	MRM17698	Possible field system at Arborfield Garrison	DITCH; POST HOLE; FIELD SYSTEM?	Undated
61	MRM18172	Undated features at Arborfield Garrison	DITCH?; POST HOLE?; FURNACE?	Undated
62	MRM18215	Undated ditches at Arborfield Garrison, Arborfield, Berkshire	DITCH	Undated
63	MWK1124	Cropmark ditches? - Pudding Lane, Arborfield, Berkshire	DITCH?	Undated



Map Reference	HER Reference	Name	Monument Type	Period
64	MWK1125	Cropmark of old gravel diggings - Pudding Lane, Arborfield, Berkshire	GRAVEL PIT?	Undated
65	MWK1126	Possible cropmark enclosure- Arborfield, Berkshire	ENCLOSURE	Undated
66	MWK15317	Undated sherd - Loddon Valley Survey, Arborfield, Berkshire	FINDSPOT	Undated
67	MWK4978	Cropmark features - Arborfield, Berkshire	DITCH; ENCLOSURE?	Undated
68	MWK4979	Sub rectangular feature around sub circular feature- EBAS AP18, Arborfield, Berkshire	DITCH; ENCLOSURE?	Undated

HER EVENTS

HER Reference	Record Type	Name
ERM1884	EVT	Parcel X, Arborfield Garrison - Evaluation
ERM1887	EVT	Arborfield Parcel SC1 - Evaluation
ERM1930	EVT	Parcel V1 - Part 1, Arborfield Garrison - Evaluation
ERM1931	EVT	Parcel V2, Arborfield Garrison - Evaluation
ERM1932	EVT	Parcel Y (Part 1), Arborfield Garrison - Evaluation
ERM2018	NVP	Henry Street Garden Centre, Swallowfield Road, Arborfield
ERM2062	NVP	Arborfield Cross Berkshire Archaeological GI Monitoring Report Survey
ERM2063	EVS	Arborfield Cross, Berkshire - Archaeological Geophysical Survey
ERM2112	EVT	Arborfield Cross Relief Road, Berkshire
ERM2120	EVP	Archaeological Desk-Based Assessment - Land off School Road, Arborfield
ERM2146	EVS	Land off School Road, Arborfield, Wokingham - Geophysical Survey
ERM2239	EVS	Barkham Survey - LP 5179, Kiln Close, Barkham, Wokingham, Berkshire
ERM2277	EVS	Barkham Survey - LP 0055, Lawn within property Barkham Square
ERM2278	EVS	Barkham Survey Land Parcel 2055 NE



HER Reference	Record Type	Name
ERM2368	EVS	Barkham Survey Land Parcel 0073
ERM2499	EVT	Lakeside Bus Route, Arborfield - Evaluation and Watching Brief
ERM2641	EVT	Wokingham Major Highways Programme Arborfield Cross Relief Road, Wokingham, Berkshire
ERM278	EVS	East Berkshire Archaeological Survey
ERM312	EVT	Newlands Farm, Arborfield, Berkshire
ERM349	EVS	Loddon Valley (Berkshire) Fieldwalking Survey
ERM738	NVP	Langley Common Road, Barkham, Berkshire
EWK205	EVT	Arborfield/Barkham relief sewer scheme, Arborfield, Berkshire
EWK24	EVS	Barkham Road Pillbox
EWK31	EVS	Barkham Survey - LP 5246 Kitchem Coppice, Barkham, Wokingham, Berkshire
EWK32	EVS	Barkham Survey Land Parcel 2055 (south part)

