9 Built Heritage

9.1 Introduction

9.1.1 This chapter assesses built heritage. The chapter has been prepared by Richard Smalley BA (Hons) FSA, MCIFA, AssocIHBC, Senior Director at RPS Consulting Ltd (a Tetratech Company).

9.1.2 The chapter details the methodology followed, a review of the baseline conditions in the defined study area, and the results of the assessment.

9.1.3 This chapter is supported by the following figures and appendices:

- Figure 9.1 – Map of Built Heritage Receptors
- Appendix 8.1 – Cultural Heritage Statement

9.1.4 A description of the Proposed Development can be found in Chapter 3 (Description of Development, Design and Mitigation).

9.2 Assessment methodology

9.2.1 Assessment of likely significant environmental effects on cultural heritage resources within the Site has been conducted in line with the latest and most comprehensive guidance provided in the “Principles of Cultural Heritage Impact Assessment in the UK” published by IEMA in July 2021.

9.2.2 The assessment methodology has also been guided by Historic England’s Conservation Principles, Policy and Guidance GPA3: The Setting of Heritage Assets.

Predicting effects

9.2.3 A study area extending 1km from the Site has been applied. This is considered appropriate given the scale of the Proposed Development and the character of the surrounding landscape, being sufficient to gather background data to identify assets where there is potential for significance effects to occur as a result of change to their setting. In respect of the latter, the study area has been applied with a degree of flexibility and professional judgement.

Data Sources

The following data sources have been drawn upon:

- Historic England National Heritage List for England (NHLE);
- Berkshire Historic Environment Record (HER);
- Historic mapping;
- Environment Agency LiDAR data;
- Satellite imagery;
- Site visits (May 2025);

Significance Criteria

9.2.4 The sensitivity of heritage receptors reflects their relative importance which will depend on factors such as condition, rarity, potential as a data source, associations with events or people, architectural or historic interest. Importance and hence sensitivity has been defined here with reference to designation, where applicable, and professional judgement, taking into account factors such as rarity, condition and historic and/or archaeological interest. Table 9.1 sets out the guidance criteria for assessing sensitivity.

9.2.5 The assessment methodology stages, can be outlined as follows:

Table 9.1 Value/sensitivity assessment

Receptor value / sensitivity	Receptor type
High	Heritage assets of national importance, e.g., Scheduled Monuments, Grade I and Grade II* Listed Buildings, Grade I and Grade II* Registered Parks and Gardens, Registered Battlefields and non-designated built heritage assets demonstrably of schedulable quality.
Medium	Heritage assets of regional importance, e.g., Grade II Listed Buildings, Grade II Registered Parks and Gardens and Conservation Areas.
Low	Heritage assets of local importance, e.g., local Listed Buildings.
Negligible	Heritage assets of very low significance.

9.2.6 Magnitude of impact has been considered in terms of change in the cultural significance (as defined in NPPF) of the heritage receptor. Such change may be beneficial or adverse. Beneficial effects may occur where, for example, a proposal arrests on-going loss of physical fabric, thereby preventing the loss of cultural significance, or removes elements of the receptor's setting that hinder the appreciation of its cultural significance. Adverse effects may occur where a proposal results in the loss of physical fabric and hence cultural significance or introduces features to the receptor's setting that detract from the appreciation of its cultural significance. As different elements of a heritage asset or its setting will make differing contributions to its cultural significance, the level of contribution and whether this is positive or negative, or neutral, is taken into account when determining magnitude. For this reason, a relatively small change in a receptor's fabric might result in a high magnitude of effect, whilst a large change in its setting might result in a low magnitude of effect, or vice versa. Furthermore, as elements of an asset's setting may make a neutral contribution to its cultural significance, it is possible for even relatively large changes in setting to have no impact upon its cultural significance, resulting in a neutral change. Guidance criteria for assessment of magnitude are provided in Table 9.2.

Table 9.2 Magnitude of impact

Magnitude	Description
High	Beneficial: Proposal would provide for the long-term conservation/survival of the heritage receptor where this is otherwise threatened or would remove elements of its setting that substantively detract from the receptor's cultural significance or prevent its appreciation. Adverse: Proposal would result in total or substantial destruction of the heritage receptor or change in its setting resulting in the complete or near complete loss of its cultural significance or the ability to appreciate it.
Medium	Beneficial: Proposals would reduce rate of current degradation thereby preserving the receptor's cultural significance or remove elements of its fabric or setting that detract from its cultural significance or the ability to appreciate it. Adverse: Proposal would result in change in setting or loss of fabric resulting in partial loss of the receptor's cultural significance.
Low	Beneficial: Proposal would result in changes in the receptor's fabric or setting that slightly increase its cultural significance. Adverse: Proposal would result in change in setting or loss of fabric leading to a slight loss of the receptor's cultural significance.
Negligible	Change to a heritage receptor or its setting that does not affect their cultural significance.

9.2.7 Level of effect is determined through professional judgement with reference to the sensitivity of the receptor and magnitude of impact. Table 9.3 provides guidelines to assist in the consistent application of professional judgement. Effects of moderate or greater significance are classified as significant effects for the purposes of this assessment; these may be adverse of beneficial.

Table 9.3 Level of effect

Receptor Sensitivity	Magnitude of Impact			
	High	Medium	Low	Negligible
High	Major Adverse or Beneficial	Moderate Adverse or Beneficial	Minor Adverse or Beneficial	Negligible
Medium	Moderate Adverse or Beneficial	Moderate to Minor Adverse or Beneficial	Minor Adverse or Beneficial to Negligible	Negligible
Low	Minor Adverse or Beneficial	Minor Adverse or Beneficial to Negligible	Negligible	Negligible
Negligible	Negligible	Negligible	Negligible	Negligible

9.2.8 An effect considered to be Moderate or above (shaded in table 9.3) is deemed to be significant in the context of the 2017 EIA Regulations.

Geographic Scope

9.2.9 The geographic scope for this assessment includes the Site and area 1km from its boundary. This is deemed sufficient to assess potential impacts of the Proposed Development on nearby built heritage receptors.

Temporal Scope

9.2.10 No defined temporal scope is used in the assessment. As the receptors are all existing, standing buildings, the assessment has assumed that effects will be present for the duration of the receptors' physical presence in the landscape and the length of the Proposed Development's construction and occupation.

Consultation

9.2.11 Consultation has been undertaken, through scoping, with Wokingham Borough Council's Heritage Officer.

9.2.12 Consultation is summarised in Table 6.4, below.

Table 9.4 Consultation

Consultee	Date/Time	Comments	Outcomes/Actions
Wokingham Borough Council – Heritage Officer	28-02-2025	Scoping opinion letter	Heritage Officer agreed with intended approach for EIA with a number of caveats.

Assumptions and Limitations

9.2.13 Built heritage receptors were on private land, so the interior of these structures was not inspected during the Site and surrounds walkover. The built heritage receptors were assessed from the Site and, where necessary, the Site visit assessed relevant built heritage receptors from public rights of way.

9.3 Baseline conditions

9.3.1 This section summarises the results of the baseline studies. The full results are presented in the appendices.

Current Baseline

9.3.2 Built heritage receptors have been assessed in the Built Heritage Statement (Appendix 9.1), and that assessment is not repeated here. A list of built heritage receptors, along with their level of sensitivity is included in Table 9.5 below:

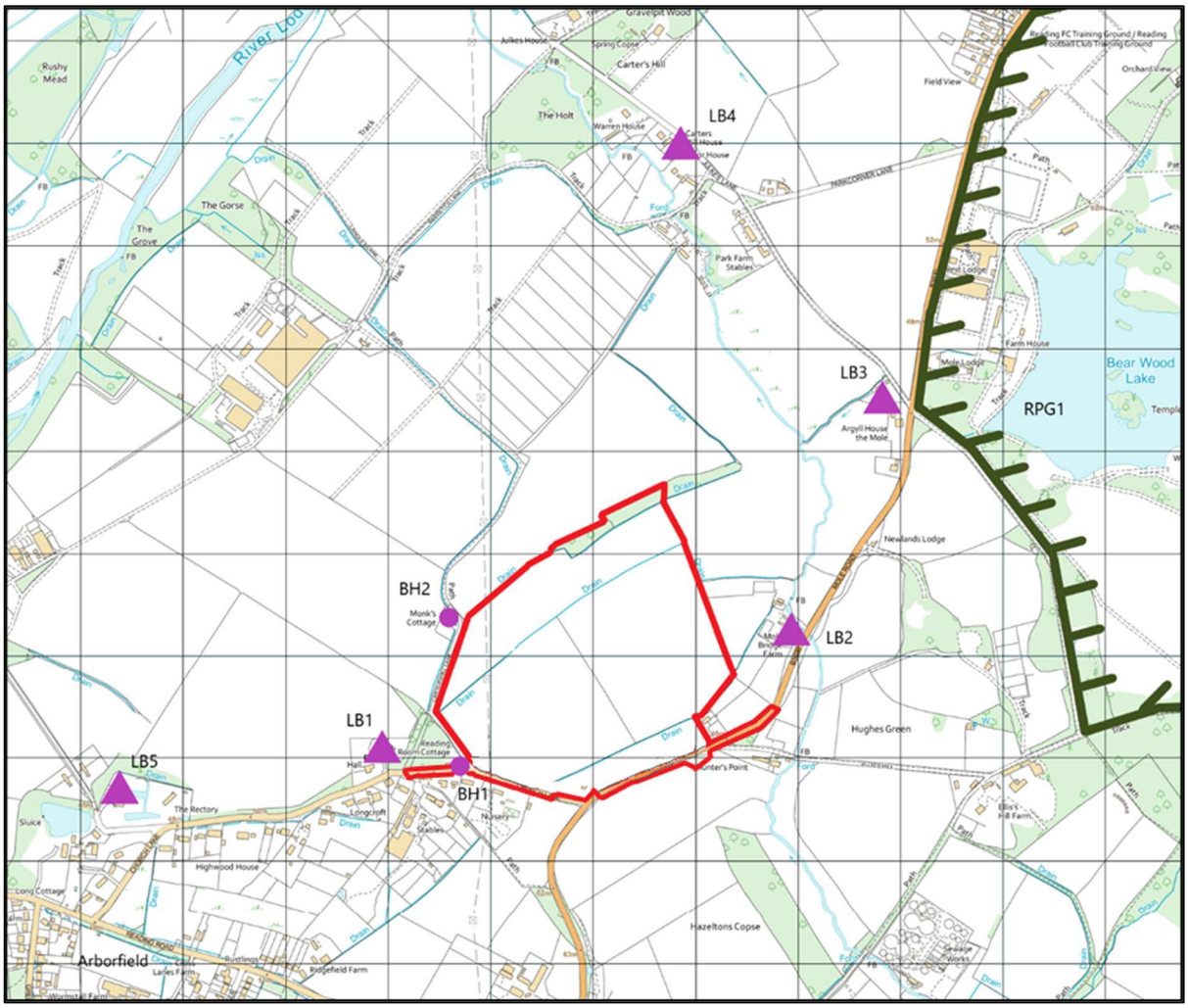
Table 9.5 Built Heritage Receptors

Receptor	Name	Details	Sensitivity
LB1	St Bartholomew's Church	Grade II Listed church located approximately 110m west of the Site	High
LB2	Mole Bridge Farmhouse	Grade II Listed farmhouse located 135m east of the Site	High
LB3	The Glen	Grade II Listed house located approximately 463m north-east of the Site	High
LB4	Carters Hill	Grade II Listed house approximately 685m north of the Site	High
LB5	Old Rectory	Grade II Listed rectory located approximately 625m south-west of the Site	High
RGB1	Bearwood Park	Grade II* Registered Park and Garden with associated Listed Buildings, located approximately 500m north-east of the Site	High
BH1	Reading Room	None designated built heritage asset, located immediately south of the Site	Low
BH2	Monk's Cottage	Non designated built heritage receptor located immediately north of the Site	Low

Future Baseline

9.3.3 The likely evolution of the current built heritage environment would include further imminent or potential changes to the wider setting of the above built heritage receptors.

Figure 9.1 Map of Built Heritage Receptors



9.4 Inherent design mitigation

9.4.1 The proposals draw development back from the western, southern and eastern boundaries of the Site. Proposals also allow for the retention of areas of existing undergrowth, vegetation and large trees, and also include new tree planting and biodiversity planting. This will all assist in reducing the impacts of the Proposed Development on the settings of built heritage receptors.

9.5 Potential effects prior to additional mitigation

Construction Phase

9.5.1 No built heritage receptors will be physically impacted by the Proposed Development. Therefore, there will be no total or substantial destruction of a built heritage receptor as outlined in Table 9.2. There will also not be change any changes to a built heritage receptor's setting that would result in the complete or near complete loss of its cultural significance or the ability to appreciate it. Therefore, there will be no impacts of High magnitude.

9.5.2 Appendix 9.1 assessed that the Site makes a negligible positive contribution to the significance of **LB1**. The Proposed Development will result in a change to a small part of the setting of **LB1**;

however, this will not result in a meaningful loss of significance. This represents a Negligible magnitude of impact on a High sensitivity asset, resulting in a **Negligible** level of effect.

9.5.3 Appendix 9.1 assessed that the Site makes a positive, though secondary, contribution to the significance of **LB2**. The Proposed Development will result in a change to part of the setting of **LB2**; however, this will not result in no more than a slight loss of significance. This represents a Low magnitude of impact on a High sensitivity asset, resulting in a **Minor Adverse** level of effect

9.5.4 Appendix 9.1 assessed that the Site makes a negligible positive contribution to the significance of **LB3**. The Proposed Development will result in a change to a small part of the setting of **LB3**; however, this will not result in a meaningful loss of significance. This represents a Negligible magnitude of impact on a High sensitivity asset, resulting in a **Negligible** level of effect.

9.5.5 Appendix 9.1 assessed that the Site makes a secondary, contribution to the significance of **LB4**. The Proposed Development will result in a change to a small part of the setting of **LB4**; however, this will not result in a meaningful loss of significance. This represents a Negligible magnitude of impact on a High sensitivity asset, resulting in a **Negligible** level of effect.

9.5.6 Appendix 9.1 assessed that the Site makes a positive, though secondary, contribution to the significance of **LB5**. The Proposed Development will result in a change to a small part of the setting of **LB5**; however, this will not result in a meaningful loss of significance. This represents a Negligible magnitude of impact on a High sensitivity asset, resulting in a **Negligible** level of effect.

9.5.7 Appendix 9.1 assessed that setting makes a secondary contribution to the significance of **RPG1**. The Proposed Development will result in a change to a small part of the setting of **RPG1**; however, this will not result in a meaningful loss of significance. This represents a Negligible magnitude of impact on a High sensitivity asset, resulting in a **Negligible** level of effect.

9.5.8 Appendix 9.1 assessed that the Site does form part of the setting of **BH1**. The Proposed Development will result in a change to part of the setting of **BH1**; however, this will not result in no more than a slight loss of significance. This represents a Low magnitude of impact on a Low sensitivity asset, resulting in a **Negligible** level of effect

9.5.9 Appendix 9.1 assessed that the Site does form part of the setting of **BH2**. The Proposed Development will result in a change to part of the setting of **BH2**; however, this will not result in no more than a slight loss of significance. This represents a Low magnitude of impact on a Low sensitivity asset, resulting in a **Negligible** level of effect

Operational Phase

9.5.10 Potential operation phase effects, such as noise, activity and light spill associated with the Proposed Development are considered to equate to the same impacts as those identified for the construction phase.

9.5.11 No significant adverse noise and vibration effects are anticipated in Chapter 15.

9.6 Additional Mitigation

Construction Phase

9.6.1 No additional mitigation is recommended.

Operational Phase

9.6.2 No additional mitigation is recommended.

9.7 Residual effects

Construction Phase

9.7.1 Residual effects for the construction phase include a Negligible level of impact for built heritage receptors **LB1**, **LB3, LB4**, **LB5**, **RPG1**, **BH1** and **BH2**. A Minor level of impact has been identified for built heritage receptor **LB2**.

Operational Phase

9.7.2 Residual effects for the operational phase include a Negligible level of impact for built heritage receptors **LB1**, **LB3, LB4**, **LB5**, **RPG1**, **BH1** and **BH2**. A Minor level of impact has been identified for built heritage receptor **LB2**.

9.8 Implications of Climate Change

9.8.1 No climate change implications are anticipated for Built Heritage.

9.9 Cumulative effects

Loddon Valley Garden Village Strategic Development Location

9.9.1 Assessment for the above scheme did not identify any residual significant built heritage effects.

9.9.2 There are not considered to be any meaningful increases in magnitude through Proposed Development that would result in significant built heritage effects.

Wider Committed Development

9.9.3 Cumulative schemes beyond 1km from the Site have not been considered due to the distance from it. The following sites will be assessed:

- Land North of Reading Road, Arborfield (243099). 111 units proposed 0.3km from the Site. The LPA Built Heritage Officer had no objection to this proposed scheme.

9.9.4 The remaining cumulative sites are not considered relevant due to their distance from the Site.

9.9.5 No cumulative impacts are identified.

9.10 Summary

9.10.1 A Negligible level of impact has been identified for built heritage receptors **LB1**, **LB3, LB4**, **LB5**, **RPG1**, **BH1** and **BH2**. A Minor level of impact has been identified for built heritage receptor **LB2**.

9.10.2 None of the effects are considered to be significant in terms of EIA Regulations.

9.10.3 A summary of the assessment is set out in Table 8.5 overleaf.

9.11 References

- Department for Levelling Up, Housing and Communities (updated 2024) *National Planning Policy Framework*
- Historic England (2017) Good Practice Advice in Planning 3: The Setting of Heritage Assets: 2nd edition
- IEMA (2021) Principles of Cultural Heritage Impact Assessment in the UK

9.12 Assessor information

Table 9.6 Assessor Information

Chapter	Responsibility	Name	Qualifications	Assessor information
Built Heritage	RPS Consulting Services Ltd	Richard Smalley	BA (Hons), FSA, MCIfA, AssocIHBC	Richard Smalley is Senior Director for RPS Consulting. He has a degree in Archaeology from the University of Newcastle-upon-Tyne (BA Hons), is a Member of the Chartered Institute for Archaeologists (MCIfA), a Fellow of the Society of Antiquaries (FSA) and an Associate Member of the Institute for Historic Building Conservation (IHBC). Richard has over 20 years' experience working in the heritage sector including fieldwork (building recording, geophysics, trial trenching, excavation), research, graphics, and consultancy. As a consultant Richard has provided archaeology and heritage advice and project management to clients for a variety of developments including residential, infrastructure, commercial and renewable energy. He has also acted as an expert witness in Public Inquiries.

Table 9.7 Summary of effects

Receptor	Receptor sensitivity	Description of potential impact	Proposed mitigation	Residual effect	Significant / not significant
Construction Phase					
LB1	High	Change to setting	None beyond embedded	Negligible	Not significant
LB2	High	Change to setting	None beyond embedded	Minor	Not significant
LB3	High	Change to setting	None beyond embedded	Negligible	Not significant
LB4	High	Change to setting	None beyond embedded	Negligible	Not significant
LB5	High	Change to setting	None beyond embedded	Negligible	Not significant
RPG1	High	Change to setting	None beyond embedded	Negligible	Not significant
BH1	Low	Change to setting	None beyond embedded	Negligible	Not significant
BH2	Low	Change to setting	None beyond embedded	Negligible	Not significant
Operation Phase					
LB1	High	Change to setting	None beyond embedded	Negligible	Not significant
LB2	High	Change to setting	None beyond embedded	Minor	Not significant
LB3	High	Change to setting	None beyond embedded	Negligible	Not significant
LB4	High	Change to setting	None beyond embedded	Negligible	Not significant
LB5	High	Change to setting	None beyond embedded	Negligible	Not significant
RPG1	High	Change to setting	None beyond embedded	Negligible	Not significant
BH1	Low	Change to setting	None beyond embedded	Negligible	Not significant
BH2	Low	Change to setting	None beyond embedded	Negligible	Not significant

9.13 Mitigation commitments Summary

Table 9.8 Summary for Securing Mitigation

Identified receptor	Type and purpose of additional mitigation measure (prevent, reduce, offset, enhance)	Means by which mitigation may be secured (e.g. planning condition / legal agreement)	Delivered by	Auditable by
Construction Phase				
LB1	None	N/A	N/A	N/A
LB2	None	N/A	N/A	N/A
LB3	None	N/A	N/A	N/A
LB4	None	N/A	N/A	N/A
LB5	None	N/A	N/A	N/A
RPG1	None	N/A	N/A	N/A
BH1	None	N/A	N/A	N/A
BH2	None	N/A	N/A	N/A
Operation Phase				
LB1	None	N/A	N/A	N/A
LB2	None	N/A	N/A	N/A
LB3	None	N/A	N/A	N/A
LB4	None	N/A	N/A	N/A
LB5	None	N/A	N/A	N/A
RPG1	None	N/A	N/A	N/A
BH1	None	N/A	N/A	N/A
BH2	None	N/A	N/A	N/A