

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	243288
Address:	Hall Farm/Loddon Valley SDL.		
Proposal:	Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m2). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park.		
Heritage Asset:	Numerous – across the range of categories, from SAM to Non-designated. Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	Yes.		

Summary Of Recommendations

In principle the approach set out in the scoping report with respect to heritage assets (designated and non-designated) is acceptable albeit it is considered that those heritage assets intended to be scoped out should be included for the EIA process, along with the need to have identified and assessed all the non-designated heritage assets within the site.

Comments On Proposal

From a heritage stance overall I would agree with intended approach set out in the scoping report for undertaking EIA for the site albeit with the following caveats:

- Table 9.6 (Built Heritage Receptors to be scoped in or out of EIA process) with respect to those sites to be scoped out of the EIA process here I would however argue that these should be included/scoped, as they are either within the site or directly adjacent to it.
- A need to have identified and assessed all heritage assets within the site that are non-designated heritage assets. It is noted not the Scoping Report that

makes no mention of the historic buildings, such as the boat house (that had been for Arborfield House) to rear of Aberleigh, the long single storey farm building and that of the walled garden both of which lie to SW of Hall Farmhouse Arborfield, or Upperwood Farmhouse. Historic maps and aerial photographs do also indicate there are further historic buildings that are at least over a century old to found within other parts of the site in locations such as Julkes and Parkcorner Lanes, as well as Betty Grove and Gipsy Lanes and Mill Lane (to either side of the M4). It is noted Arborfield & Newland Parish Council's comments on this application likewise identify other heritage assets of note that would be expected to be included in the EIA.

Date:	04/02/2025	Signed:	Keith Frost Built Heritage Officer
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