



Historic England

Planning - Wokingham
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

Direct Dial: 020 7973 3228

Our ref: PL00797825

7 January 2025

Dear Sir/Madam,

Scoping opinion Consultation

Application Number: 243188

Site Address: Hall Farm/Loddon Valley SDL

Thank you for your letter of 20th December 2024, consulting on the above EIA Scoping Report.

The development could, potentially, have an impact upon a number of designated heritage assets and their settings in and around the site. In line with the advice in the National Planning Policy Framework (NPPF), we would expect the Environmental Statement (ES) to contain a thorough assessment of the likely effects which the proposed development might have upon those elements which contribute to the significance of these assets.

I therefore endorse the scoping in of undesignated areas of archaeological potential, and designated heritage assets. In view of the large size of the application site and the potential for substantial impacts on the built historic environment and below-ground archaeological deposits, I agree that that the ES should include an appendix consisting of an up-to-date archaeological desk-based assessment as proposed. This should then be used to inform an assessment of the impacts of the development upon the historic environment.

I concur with the identified need for the ES to thoroughly assess potential impacts on the significance of the Scheduled Monument known as the Site of St Bartholomew's Church (List no. 1006975), which lies within the SW sector of the development site, and that this should include an assessment of impacts on significance, as contributed to by the monument's setting. The 'settings assessment' should follow Historic England's Good Practice Advice Note 3 (GPA 3) guidelines and look to outline ways to minimise any harm identified from the development.



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As ever, we recommend that the applicant consults the Berkshire Archaeology Advisers during the development of the ES, in relation to areas of archaeological potential, and that they seek an informed local opinion of need from the local authority Historic Environment staff, specifically in relation to the Listed Buildings and Conservation Areas.

Other relevant sections within the ES such as noise assessment and LDVIA should be utilised for the cultural heritage impact assessment and cross-referenced appropriately. This development is likely to be visible across a very large area and could, as a result, affect the significance of heritage assets at some distance from this site itself. We would expect the assessment to clearly demonstrate that the extent of the proposed study area is of the appropriate size to ensure that all heritage assets likely to be affected by this development have been included and can be properly assessed. The assessment should also take account of the potential impact which associated activities (such as construction, servicing and maintenance, and associated traffic) might have upon perceptions, understanding and appreciation of the heritage assets in the area. The assessment should also consider, where appropriate, the potential that alterations to drainage patterns might lead to *in situ* decomposition or destruction of below ground archaeological remains and deposits, and can also lead to subsidence of buildings and monuments.

If you have any queries about the above or would like to discuss anything further, please do not hesitate to contact me.

Yours sincerely,

Jo

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