

Former Arborfield Studios (Parcels W, Y and Z) Arborfield Green

HERITAGE STATEMENT | AUGUST 2026

On behalf of Crest Nicholson Operations



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Section 1

Introduction and Summary.

1 | Introduction and Summary

Overview

- 1.1 This Heritage Statement has been prepared by Icen Projects on behalf of Crest Nicholson Operations Ltd to support an hybrid planning application at Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green 'the Site'.
- 1.2 The Proposed Development can be summarised as follows:
- 1.3 Hybrid planning application comprising:
- 1.4 Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.
- 1.5 Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.
- 1.6 This report will:
- Provide a summary of works consented under previous planning applications, an the additional proposal contained within this application;
 - Set out the relevant legislative an policy framework within which to understand the Proposed Development of the Site;
 - Describe the Site and identify relevant heritage assets, their significance, and the contribution of their setting to significance
 - Provide an assessment of the potential effects to the significance and setting of identified heritage assets resulting from the proposed development.
- 1.7 The methodology used in this assessment is set out in Appendix 1. The baseline was prepared using ongoing desk-based research and fieldwork. Site
- 1.8 This report is produced by Icen Projects. Specifically, it is authored by Hugo Tomassi BA (Hons) MSt (Cantab) - Senior Consultant, Built Heritage & Townscape an with guidance from Rebecca Mason BA(Hons) MSc MA IHBC -Director.

Understanding of the Site and Project Background

- 1.9 The Site is located within the wider area of proposed redevelopment to the former Arborfield Garrison and adjoining land which is supported by an approved outline application (O/2014/2280) for up to 2,000 homes.
- 1.10 Specifically, the Site forms part of Phase 3 of the existing outline which aims to deliver a total of 600 new dwellings.
- 1.11 The Site comprises of hard-standing with forms park of the former Garrison's car park. Three non-designated heritage assets (NDHAs) are located within the Site and considered throughout this report as 'the stables' and 'Langley Common FarmHouse', and 'The Water Tower'.
- 1.12 All three NDHAs hold approval for demolition under the currently approved outline application relating to O/2014/2280).
- 1.13 Although the NDHAs are not recognised within Wokingham's 'Buildings of Traditional Character' or evidence base for the draft Local Plan, it has been confirmed through pre-application discussions in 2025 that these buildings are considered as non-designated heritage assets (NDHA).



Figure 1.1 Indicative Site Location Plan Source: Edited from Google

Section 2

Planning, Legislation, Policy & Guidance.

National Policy

National Planning Policy Framework (NPPF, August 2026)

- 2.1

A summary of relevant national decision-making policies ('NDMP') are as follows:
- Design and making best use of land

2.2

Optimisation: Substantial weight should be given to benefits of making better use of vacant and underutilised buildings and land, including airspace and infill development (**L2**). For airspace or infill developments, proposals should: be consistent with the street scene, not cause substantial harm to character by building upwards, and not be more than twice the footprint, retaining at least 50% of non-developed area, of existing curtilage unless this can be exceeded without harm to overall character (**L2**).

2.3

Density: Development within settlements should increase density, unless clearly unjustified, with minimum thresholds of 35–45 dwellings per hectare in reasonable walking distance from well-connected stations. The existing character should be taken into account, but should not preclude development optimising an area’s potential (**L3**).

2.4

Design: Development should respond positively to context and the design and placemaking principles, but this should not preclude innovation or change where appropriate (see L2 and L3). Substantial weight is given to compliance with local design policy and refusal follows only where conflict with policy is not clearly justified (**DP3**).

Heritage impact

2.5

Securing conservation: Proposals should seek to conserve the significance (including any contribution made by setting) and avoid or minimise any harm. Any harm to, or loss of, a designated heritage asset should have clear and convincing justification (**HE4**).

2.6

Assessing effects: A proportionate assessment of the significance of heritage assets and the potential effects on that significance (rather than scale of development) should be undertaken. This should identify whether proposals would result in: positive effects, no effects, harm (the degree of which should be identified) or total loss. Substantial harm would occur where development would seriously affect a key element of significance (**HE5**).
- 2.7

Designated Heritage Assets: Substantial weight is given to the conservation of designated heritage assets (relative to the asset’s importance); irrespective of whether positive effects, harm, substantial harm or total loss. Development which would have a positive effect should be supported, whereas any harm is a matter of considerable importance and weight. Where harm arises to designated heritage assets, it should be weighed against the public benefits of the proposal (including securing long-term reuse of vacant/ underused listed buildings and enabling energy efficiency measures). Should substantial harm or total loss arise to designated assets, consent should be refused unless necessary to achieve substantial public benefits or criteria in part 5 are met (**HE6**).

2.8

Non-Designated Heritage Assets: Positive effects should be supported. Should any harm arise to significance of a non-designated heritage asset, a balanced judgement should be mad having regard to the significance and scale of any harm or loss. If substantial harm or total loss should arise to a non-designated heritage asset, this should be outweighed by public benefits¹ (**HE7**).

2.9

Conservation Areas: Development within or affecting significance of a CA should conserve features which make a positive contribution to its character and appearance and consider its special interest in the design of the development. Not all elements will contribute to significance and assessments should take into account the relative significance of element affected and its contribution to the significance of the area as a whole (**HE9**).

2.10

Loss or removal of an asset: Development causing loss or removal of heritage asses should not be approved without reasonable steps to secure implementation, and applicants should record and archive the asset’s significance proportionately, noting that the ability to record should not be a decisive factor in whether to approve (**HE10**).
- ¹ Despite similar terminology, it is important to note that substantial harm to non-designated heritage assets is not of equivalent weight or importance as to designated heritage assets and substantial weight / considerable importance **would not apply**.
- | Statutory Development Plan | | |
|--|---|---|
| Policy Document | Relevant Policy | Summary |
| Wokingham Core Strategy (adopted January 2010) | CP3 - General Principles for Development | b. "Planning permission will be granted for proposals that have no detrimental impact upon important... heritage...features" |
| Managing Development Delivery Development Plan (February 2014) | Policy TB24: Designated heritage Assets (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, and 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. |
| | TB26: Buildings of Traditional Local Character and Areas of Special Character | 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. |
| Arborfield & Barkham Neighbourhood Plan 2019 - 2036 (April 2020) | 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,

d. The local historic environment, including the setting of Listed Buildings, Scheduled Monuments and other historically significant buildings. |
| Woking Draft Local Plan 2023 - 2040 | DH5: The Historic Environment | 2. Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting.

7. Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated. |
- Heritage Statement | 3

Local Development Plan

Wokingham Borough Council Development Plan

- 2.11
- The core documents of Wokingham Borough Council’s Local Development Framework are the Core Strategy (adopted January 2010), the Managing Development Delivery local plan (adopted February 2014), the Joint Minerals and Waste Plan (adopted 2023), and local neighbourhood plans where relevant.
- 2.12
- The Core Strategy Local Plan is relevant to this Statement and the appropriate policies are copied in the table opposite.

Wokingham Draft Local Plan (2023 - 2040)

- 2.13
- Wokingham’s draft Local Plan ‘Right Homes, Right Places, 2023 - 2040’ is currently as Regulation 22 and with the draft documents being submitted to the Inspectorate on the 28th February 2025.
- 2.14
- Chapter 12 of the draft Local Plan relates to ‘Design, Heritage and the Built Environment’. Specifically Policy DH5 relates to the Historic Environment and is considered to be a material consideration of limited weight to any future application on the Site.

Relevant Guidance

Planning Practice Guidance (‘PPG’)

Historic Environment (Last Updated 23 July 2019)

- 2.15
- Paragraph 002 states that conservation is an active process of maintenance and managing change that requires a flexible and thoughtful approach.
- 2.16
- Paragraph 006 sets out how heritage significance can be understood in the planning context as archaeological, architectural, artistic or historic.
- 2.17
- Paragraph 018 explains that, where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the NPPF (paragraphs 207-208) apply. It goes on to state that whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the NPPF. In general terms, substantial harm is a high test, so it may not arise in many cases.
- 2.18
- The PPG also provides clear guidance in paragraph 020 on the meaning of ‘public benefits’, particularly in relation to historic environment policy, including paragraphs 214 to 215 of the NPPF. The PPG makes clear that public benefits should be measured according to the delivery of the three key drivers of sustainable development: economic, social and environmental outcomes, all of which are reflected in the objectives of the planning system, as per Paragraph 8 of the NPPF.

Historic Environment Good Practice Advice

- 2.19
- To support the national policies, four separate Good Practice Advice in Planning Notes (‘GPA’s’) have been published by Historic England. The GPAs relevant to this report, GPA2 and GPA3, are summarised below. GPA 1 on Local Plans and GPA 4 on Enabling Developments have not been included as they are not considered to be relevant.

GPA 2: Managing Significance in Decision-Taking [2015]

- 2.20
- This document provides advice on the ways in which decision-taking in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to its significance.

- 2.21
- In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged.
- 2.22
- The advice reiterates that heritage assets may be affected by direct physical change or by change in their setting. Assessment of the nature, extent and importance of the significance of a heritage asset and the contribution of its setting at an early stage can assist the planning process in informed decision taking.
- GPA 3: The Setting of Heritage Assets (2nd Edition) [2017]
- 2.23
- This advice note addresses the management of change within a heritage asset’s setting, emphasising that the information required for planning permission and listed building consent should be sufficient to make an informed decision, while remaining proportionate to the significance of the heritage assets and the impact of the proposed changes. It underscores the need for decision-makers to have enough information to understand the issues, particularly when considering the statutory obligation to preserve listed buildings and settings that contribute to the significance of heritage assets.
- 2.24
- The note advises that for developments that are not likely to be prominent or intrusive, the assessment of effects on the setting may be limited to the immediate surroundings. An analysis should then determine whether the setting of a heritage asset contributes to its significance and to what extent, with additional consideration for how the setting and associated views allow for the appreciation of that significance.
- 2.25
- At the proposal stage, the note suggests ways to maximise enhancement and minimise harm, such as removing or remodelling intrusive features, replacing detrimental elements with more harmonious ones, restoring lost historic features or views, or introducing new features or views that enhance public appreciation of the asset. Enhancements could also include improving public access to or interpretation of the asset and its setting.

Advice Note 7: Local Heritage Listing Identifying and Conserving Local Heritage

- 2.26
- This advice note addresses how heritage of local value is to be assessed and understood. It provides a criteria for the selection of NDHAs to allow a more consistent approach to the identification and management of local heritage assets.

Additional Guidance

- Arborfield Garrison Strategic Development Location SPD (adopted October 2011)
- Draft Design and Placemaking Planning Practice Guidance (‘DPPPG’, January 2026)

Section 3

Historic Development.

3 | Historic Development

Brief Overview of the Surrounding Area

Early 20th Century

Remount Depot

- 2.27 In 1904 the War Office established the Arborfield Remount Depot which was to function as a location to receive newly-purchased remounts (horses) and prepare them for active service. In its infancy, the land at Arborfield was leased from the Walter family and formed part of the 250 acre Bearwood Estate. The land had been previously worked by the farms such as Bigg's Farm, Old Bigg's Farm, and Ellis Farm.
- 2.28 Bigg's Farm acted as the primary headquarters for the Depot and Ellis Farm provided a designated segregated area for infectious horses. Initially, the depot utilised the existing former farm buildings and only constructed a small wooden stable block at Bigg's Farm.
- 2.29 However, within two years of the Depot's establishment, the army set out to construct a purpose-built Officer's residence within the vicinity. The result was Moat House which was completed in 1906 and shortly after occupied by the Captain Quatermaster, J. Barry. The remaining elements of Old Bigg's Farm were then shortly demolished.
- 2.30 In 1911 - 12, approximately six years after the completion of Moat House, two blocks of loose boxes were built to the east of the Main Yard to provide 'Sick Lines' for animals.
- 2.31 In response to the escalating tensions and likelihood of war, the Remount Service was expanded in the Spring of 1914. The depot's size was increased, former farmland striped, and temporary stabling erected to house a further 600 horses. This included Langley Common farmstead and the land which it farmed.
- 2.32 Further changes to the character of the Depot occurred as a result of the outbreak of war and saw the inclusion of additional grazing land taken from Arborfield Court, Carters Hill, Sallowfield Court.

Post World War One

- 2.33 Post war, and upon realisation of mechanical warfare, the Depot's purpose adapted to function as a holding and distribution area of draught animals. This resulted in the rebuilding of the former wooden structures in brick and more stable blocks being erected beyond the Main Yard. The Arborfield Remount Depot reached its peak in the early 1930s housing over 150 staff, comprising of over 500 acres, and homing more than 500 animals.
- 2.34 However, by 1937, the realisation of horse units being inadequate to mid 20th century warfare technological advancements saw the depot close, and by 1939 the equestrian centre had be re-purposed as the Army Technical School - later the Arborfield Garrison.
- 2.35 The Garrison was responsible for the large-scale development of the area and the transformation from a semi-rural setting into a dense settlement pattern. The 1968 OS Map (1:2,500) illustrates how the former openness was significantly changed during the late 20th century through the establishment School of Electronic Engineering.

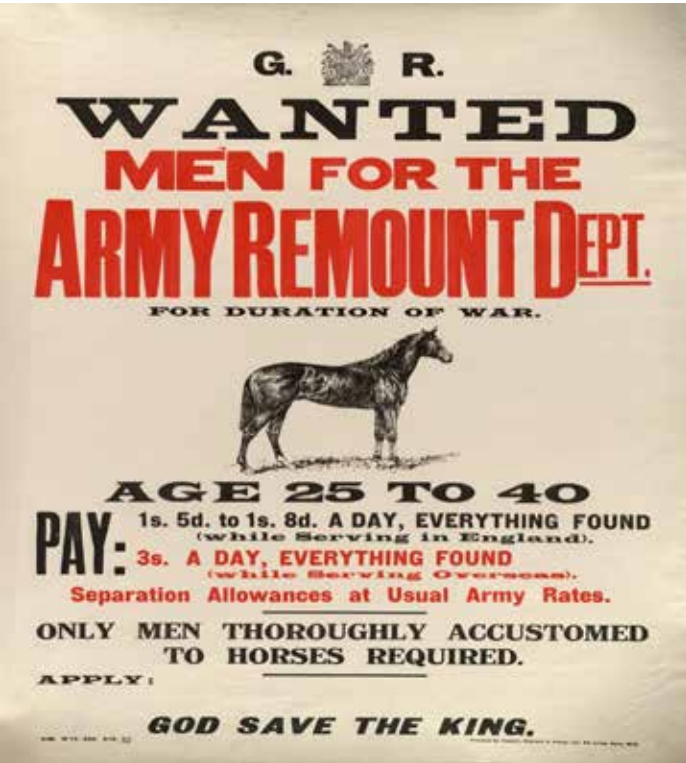


Figure 2.3 Wartime advertisement poster for the recruitment of soldiers to

LANGLEY COMMON FARMHOUSE | ARBORFIELD



Figure 2.1 Historic photograph of the Army Remount Depot at Arborfield



Figure 2.2 Historic Photograph of Moat House during the military use of the building

3| Historic Development

Map Regression

- 3.1 The 1871 - 72 OS Map of the area illustrates the Site within the context to 'Langley Common Farm'. Langley House is shown within a farmstead plot consisting of outbuildings and garden with direct access onto Langley Common Road.
- 3.2 By 1910, a further small outbuilding had been built to the direct southeast of Langley House and further outhouses within the wider plot.
- 3.3 First illustration of the stables is provided through the 1932 OS Map which illustrates the former farmstead having been converted for Remount purposes and aligns to the known dates on the expansion of the Depot. Additional outbuildings now stood to the immediate southeast of Langley House with additional structures beyond. The Stables are shown with a 'Tank' in the courtyard and referred to as 'Langley Sick Lines'.
- 3.4 Despite the closure of the Depot, the Stables are still referred to as the 'Langley Sick Lines' in 1961 alongside two new structures within the courtyard area. Aside from one minor outbuilding, and two new structures within the courtyard, all the former structures within the farmyard had been demolished.
- 3.5 By 1961 the wider area, to the south of the Site, is characterised by the establishment of Arborfield consisting of the Parade Ground and billets relating to 'Highlands'. The extent of the former woodland to the east of the Site 'Kidgem Copse', and former boundaries which enclosed Langley Common Farm, had been significantly reduced by this date.
- 3.6 In 1967 further change was recorded through the established hardstanding to the immediate southwest of Langley House and the erection of a rectangular building to the southeast. The cartographic context is also shown within Figure 2.11-2.12 where a clear indication of the hardstanding effect on the wider character of the wider area is seen.
- 3.7 The 1967 Survey also captures the development of the School of Electronic Engineering to the south of the Site which is still seen today and results in a built up character to the wider area.
- 3.8 The Site remained largely unchanged during the early 21st century until c.2017 when the remaining section of grassland to the south of Langley House was converted into additional car-parking.



Figure 2.4 1871 - 72 OS Map with Biggs Farm and Ellis Farm shown



Figure 2.6 1910 OS Map

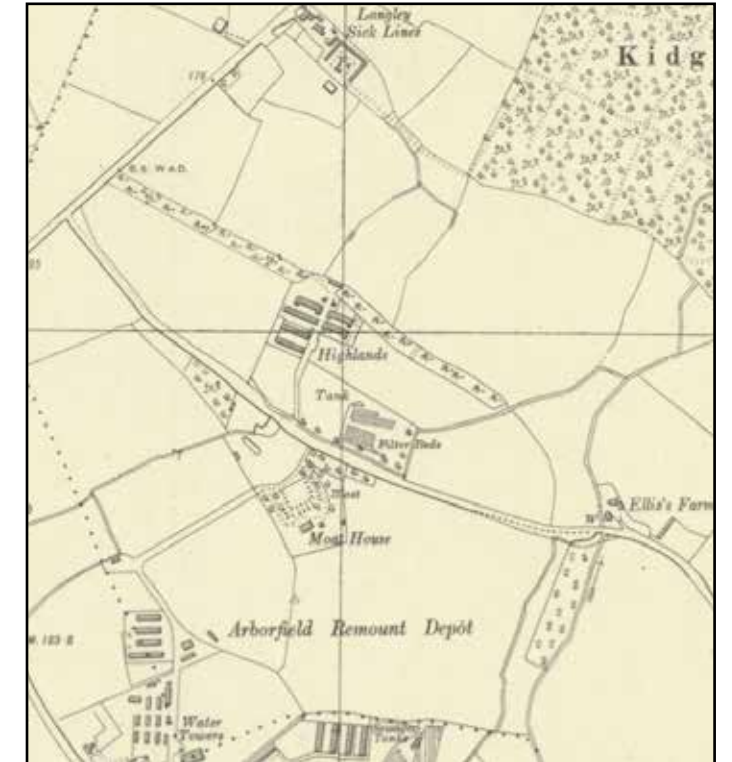


Figure 2.8 1932 OS Map



Figure 2.5 1938 OS Map

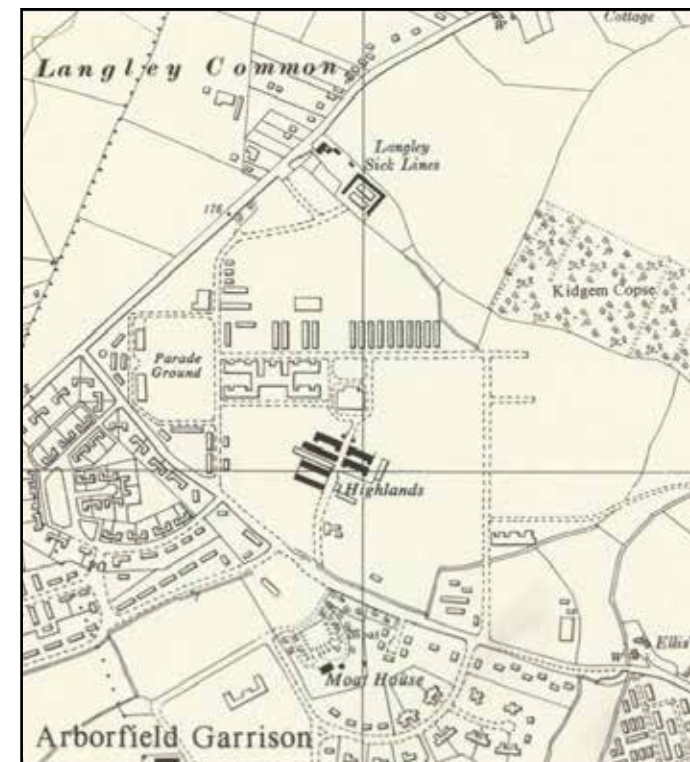


Figure 2.7 1961 OS Map

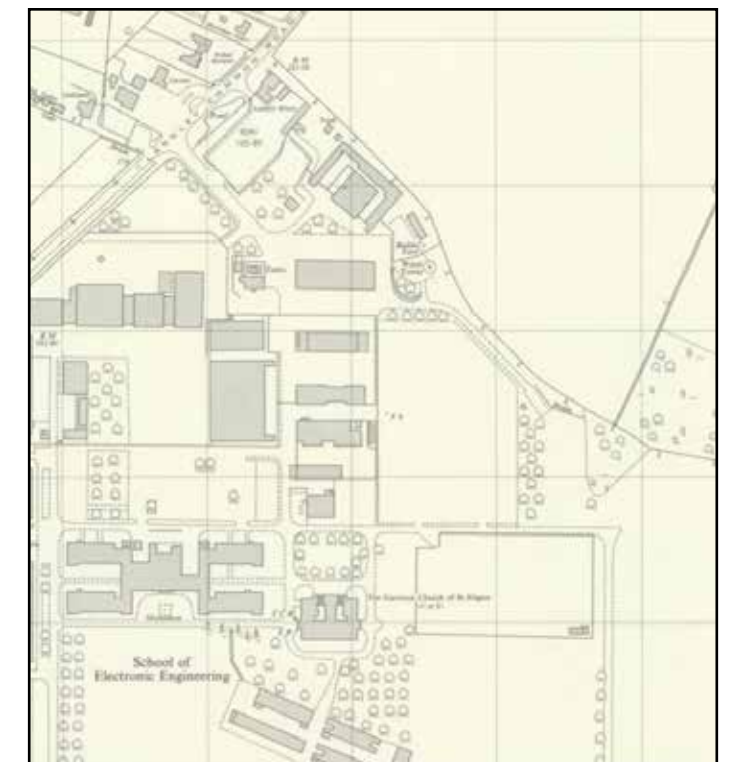


Figure 2.9 1968 OS Map



Figure 2.10 19th century OS map overlaid onto present-day aerial photography illustrating the extent of change within the wider context and lost of former fields and boundaries which related to Langley Common Farm.

3 | Historic Development



Figure 2.11 2003 Aerial Image



Figure 2.12 2018 Aerial Image with the extension of hard standing shown in pink

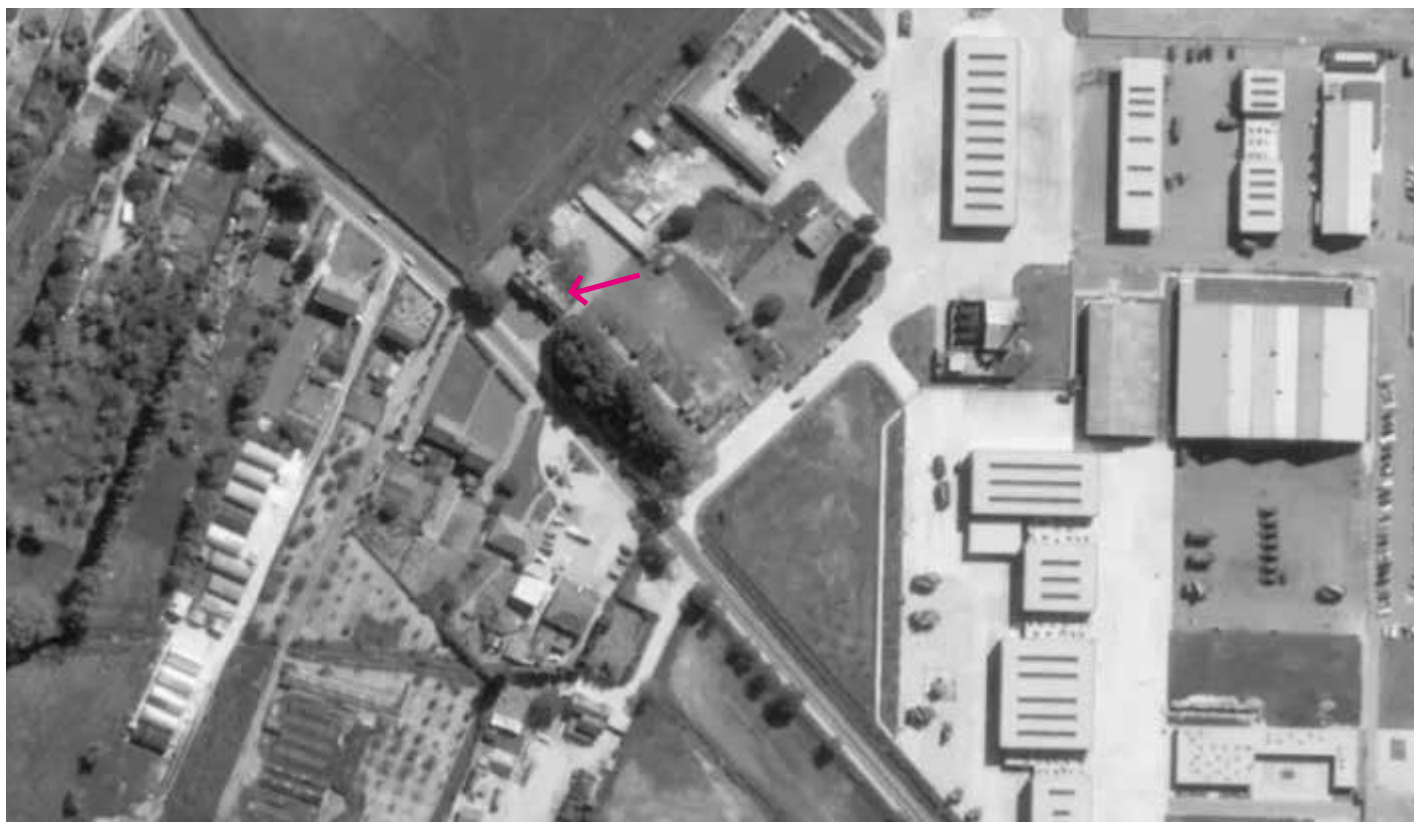


Figure 2.13 1967 Aerial Image



Figure 2.14 Image from 2009 showing the concrete render which has resulted in sustained damp within the building

3 | Historic Development

Phasing Plans

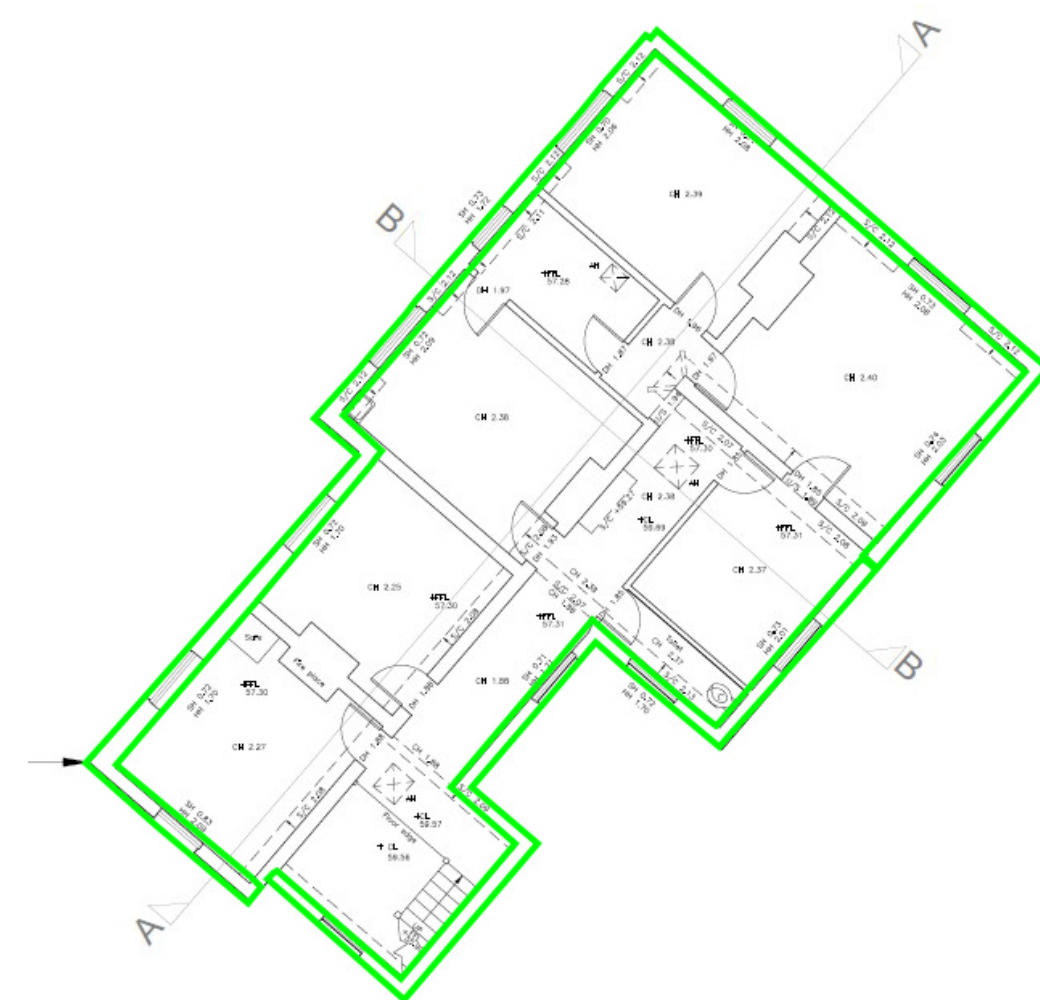
- | | | | |
|-----|--|------|--|
| 3.9 | The phasing plans below indicate fabric which relates to the former farmstead and related pre-20th century farmhouse (green) which is considered to make a higher contribution to the NDHA's significance. | 3.10 | The areas of built form shown in orange indicate fabric which was built post 1900 and relates to the non-agricultural uses of the former farmsteads. |
| | | 3.11 | The internal form of the NDHA has not been assessed as it makes no contribution to the NDHA's significance and falls beyond planning control. |



Pre 1900

Post 1900

Figure 2.15 Ground Floor Phasing Plan



Pre 1900

Post 1900

Figure 2.16 First Floor Phasing Plan

Section 4

Site Description and Identification of Heritage Assets

4 Site Description and Identification of Heritage Assets

Site Description

- 4.1 The Site is a linear parcel of land bounded by Langley Common Road to the north-east and fields (also allocated for housing in the emerging Local Plan) to the north. To the south and east lie existing residential neighbourhoods and Farley Hill Primary School to the south, within the Arborfield Garrison SDL.
- 4.2 The Site forms the northern extent of Arborfield Green, an existing development site of around 167 hectares, which forms part of the wider Arborfield Garrison Strategic Development Location (SDL). This SDL is allocated within Wokingham Borough Council's adopted Core Strategy (2010) and also benefits from an emerging allocation in the Council's emerging Local Plan.
- 4.3 The Site was originally used in 1904 as part of a Remount Depot in Arborfield Garrison, supplying the military with horses for operational use. After the closure of the Depot, the Garrison became home to a number of army technical schools. With the turn of the century, the Arborfield Garrison was deemed by the MoD as surplus to requirements and in 2015, planning permission was granted for 2,000 new homes (ref O/2014/2280) and is now a thriving residential neighbourhood.
- 4.4 As one of the final remaining development parcels to come forward, this land is currently being used as a film studio under a temporary planning permission.

Identification of Assets

- 4.5 The Site contains three NDHAs which are approved for demolition under the 2014 outline. These are:
- Langley Common Farmhouse
 - The Stables
 - The Water Tower
- 4.6 There are no statutory or locally listed assets within 500m of the Site. At a greater distance (c.1,000 m) stand the Scheduled Monument of the Infirmary Stables and the Grade II Moat House (C.750m). These buildings are scoped out of further assessment given the lack of potential indirect effects to their setting.
- 4.7 As such, the proportional scope of assessment for this hybrid application is considered to be the NDHAs of Langley Farmhouse, the Stables, and the Water Tower. The scope is considered to be relevant and proportionate to the likely potential effects (NPPF HE1).



4 | Site Description and Identification of Heritage Assets

Assessment of Significance

Langley Common Farmhouse

Description

- 4.8 This building stands as a heavily altered example of a 19th century farmhouse. The principle construction material is red brick with contrasting detailing to openings within the elevation. The building’s main elevation presents onto Langley Common Road, whereby the blocked former primary entrance is framed by two modest box-bay windows. At first floor, concrete lintels and a secondary opening indicate modern intervention within the elevation.
- 4.9 The building stands two storeys tall with a pantile pitched roof with a centrally positioned chinmey-stack to the west range.
- 4.10 The southeast elevation features numerous alterations and extensions. The most intrusive extension is the breeze-block, 1-to-1.5 storey, extension which obstructs the historic access arrangement to the building.
- 4.11 The extension abuts the more historic elevation and results in a reduce ability to observe the primary arrangement of the building from its principle access point.
- 4.12 The western section of this elevation has been coated with a concrete render and is currently showing indications of excessive damp in the brickwork behind.

Significance

- 4.13 For completeness of assessment, the significance of the NDHA has been tabulated against the criteria for Local Listing as set out within Historic England’s Advice Note 7 (2nd, 2021). Context photos of building are shown opposite.
- 4.14 The building is considered to hold a low significance as a heavily altered NDHA with a degree of historic interest as part of Langley Common Farm.
- 4.15 As an NDHA the internal features of the building make no contribution to the significance of the asset and are not considered within this assessment.

Setting

- 4.16 The surroundings of Langley Common Farmhouse are heavily altered and do not represent the historic context. All former field boundaries and historic agrarian form has been lost to modern hardstanding.
- 4.17 The setting of this asset is considered to make no contribution to significance.



Criterion	Criterion Description	Administration Building Assessment to Historic England Criterion (Advice Note 7)
Asset Type	Type of Heritage asset	Former Farmhouse
Age	The age of an asset may be important, and the age range can be adjusted to account distinctive local characteristics	19th century, with a succession of late 20th century alterations
Rarity	Appropriate for all assets, as judged against local characteristics.	- The building is the remnants of a 19th century farmhouse which formed part of a more extensive farmstead. It is a example of the wider well-documented drive of British Agricultural Revolution - Whilst it is the only remaining element of the former farmstead that historically stood on the site, when looked at individually and collectively, the building’s composition, form, and detailing is not rare. In the wider typology of 19th architecture, the building is an example of numerous farmhouses which utilised restrained and simple design. It is not of the same scale nor architectural quality of other farmhouses within the area which are statutory listed and present 19th century architecture (e.g. Mole Bridge Farmhouse [Grade II, NHLE: 1118121]. - The building is considered to be a weak example of 19th century agricultural architecture and stands heavily altered. The typology is not rare and better represented by statutory and locally listed examples located both within Wokingham’s authority, and more nationally.
Architectural and Artistic Interest	Intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, or any other distinctive characteristics.	- The building is of low architectural interest as a typical example of a 19th century design constructed from red brick that became ubiquitous throughout the late 19th and early 20th centuries. - The extent of unsympathetic alterations, subdivisions, external extensions, and modern fenestration alterations detracts from the building’s low architectural interest. The lost of primary wider layout of the building has diminished the ability to interact and understand the ordered spatial arrangement.
Group Value	Groupings of assets with a clear design or historic relationship	The building holds no group value.
Archaeological Interest	Ability to provide evidence about past human activity in the locality, which may be revealed in the structure of buildings	The building holds extremely limited archaeological value due to the extent of highly intrusive changes which have occurred on and around the Site during the 20th and 21st centuries.
Historic Interest	A significant historical association of local or national note, Places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place.	- Review of the building’s history and development provides some historical association of local note as a former farmhouse which stood amongst a small network of farms in the Area. However, perception of the former farmstead has been entirely lost and the building is the remnants of the farm - Its historic interest is primarily in its contribution to the collective memory of the former farmstead as no other elements survive, however, it is not of particular historic interest as a stand alone 19th century building.
Landmark Status	Strong communal or historical associations, or striking aesthetic value, may be singled out as a landmark within the local scene.	Langley Common Farmhouse is not experienced as a landmark in the wider area due to its design as a 2 storey dwelling. The elements of the former setting which may have informed a landmark status have been lost and the present building stands absorbed into a modern setting.

4 | Site Description and Identification of Heritage Assets

Assessment of Significance

The Stables

Description

- 4.18
- This building stands as a heavily altered example of a purpose built arrange of stables to serve the former use of the Site as part of the Sick Lines for the Arborfield Remount Depot.
- 4.19
- The building stands on a u-planform and is one storey tall with a modern side PVC side western which abuts the west and south elevations. The elevations are characterised by the pebble-dashed appearance which are supported by a brick plinth and capped by a red pantiles mono-pitched roof.



Significance

- 4.20
- For completeness of assessment, the significance of the NDHA has been tabulated against the criteria for Local Listing as set out within Historic England’s Advice Note 7 (2nd, 2021). Context photos of building are shown opposite.
- 4.21
- The building is considered to hold very low significance as a heavily altered NDHA with a degree of historic interest associated with the Remount Depot of the 20th century.
- 4.22
- As an NDHA the internal features of the building make no contribution to the significance of the asset and are not considered within this assessment.

Setting

- 4.23
- The surroundings of the stables are heavily altered and do not represent the historic context. All former field boundaries and historic agrarian form has been lost to modern hardstanding.
- 4.24
- The setting of this asset is considered to make no contribution to significance.

Criterion	Criterion Description	Administration Building Assessment to Historic England Criterion (Advice Note 7)
Asset Type	Type of Heritage asset	Purpose built stables
Age	The age of an asset may be important, and the age range can be adjusted to account distinctive local characteristics	20th century, with a succession of late 20th century alterations
Rarity	Appropriate for all assets, as judged against local characteristics.	- The building is the former sick line stables which formed part of a more Remount Depot. As a 20th century military stable block, the NDHA is not rare and stands as a comparatively weak example. - For example, the Arborfield Infirmary Stables are located 1km away and designated as a Scheduled Monument. This asset is a further example of purpose built infirmary stables that were constructed to support the Remount Depot.
Architectural and Artistic Interest	Intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, or any other distinctive characteristics.	- The building is of low architectural interest. The design is restrained and little-to-no architectural merit is found. The building stands as a single storey development that incorporates common materiality of the 20th century and no architectural emphasis in its design. - The extent of unsympathetic alterations, subdivisions, external extensions, and modern fenestration alterations detracts from the building’s low architectural interest.
Group Value	Groupings of assets with a clear design or historic relationship	- The building holds a degree of group value with the associated buildings that were built to serve the Remount Depot’s activities (Moat House and the Infirmary Stables. - However, these buildings are locate at a distance of 750 - 1000m from the Stables with intervening modern built form which prevents appreciation of the weak group value.
Archaeological Interest	Ability to provide evidence about past human activity in the locality, which may be revealed in the structure of buildings	The building holds extremely limited archaeological value due to the extent of highly intrusive changes which have occurred on and around the Site during the 20th and 21st centuries.
Historic Interest	A significant historical association of local or national note, Places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place.	- Review of the building’s history and development provides some historical association relating to the former Remount Depot. However, the coherence in contributing to the collective memory of the place is weak and heavily diluted by the modern alterations to the building and its immediate surroundings. - The historic appreciation of the Remount Depot activities are best supported through the statutory listed examples which are found within the wider area.
Landmark Status	Strong communal or historical associations, or striking aesthetic value, may be singled out as a landmark within the local scene.	The NDHA holds no landmark status.

4 | Site Description and Identification of Heritage Assets

Assessment of Significance

The Water Tower

Description

4.25 Purpose built water tower of 20th century design. The building is constructed from concrete featuring an elevated drum which is supported by an open framed structure.

Significance

4.26 For completeness of assessment, the significance of the NDHA has been tabulated against the criteria for Local Listing as set out within Historic England’s Advice Note 7 (2nd, 2021). Context photos of building are shown opposite.

4.27 The building is considered to hold very low significance as a standardised and unremarkable example of a 20th century water tower.

4.28 As an NDHA the internal features of the building make no contribution to the significance of the asset and are not considered within this assessment.

Setting

4.29 The surroundings of the Water Tower are heavily altered and do not represent its former context as part of the Garrison. All former association with the military associated or the buildings the water tower served have been lost.

4.30 The setting of this asset is considered to make no contribution to significance.



Criterion	Criterion Description	Administration Building Assessment to Historic England Criterion (Advice Note 7)
Asset Type	Type of Heritage asset	• Purpose built water tower
Age	The age of an asset may be important, and the age range can be adjusted to account distinctive local characteristics	• 20th century
Rarity	Appropriate for all assets, as judged against local characteristics.	• The Water Tower is not rare and stands as an example of numerous 20th century examples. • For example, better examples of 20th century water towers include the Gawthorpe Water Tower (Grade II) and the Concrete Water Tower, Lower Bridge Street, Goole (Grade II)
Architectural and Artistic Interest	Intrinsic design and aesthetic value of an asset relating to local and/or national styles, materials, or any other distinctive characteristics.	• The building is of very low architectural interest. The design is functional and typical of a late 20th century water tower.
Group Value	Groupings of assets with a clear design or historic relationship	• The building holds no group value.
Archaeological Interest	Ability to provide evidence about past human activity in the locality, which may be revealed in the structure of buildings	• The building holds no archaeological interest.
Historic Interest	A significant historical association of local or national note, Places perceived as a source of local identity, distinctiveness, social interaction and coherence, contributing to the ‘collective memory’ of a place.	• The building provides a minor insight into the former use of the area as the Arborfield Garrison. However, in its singularity as a water tower, the building makes little-to-no contribution to the collective memory of the garrison.
Landmark Status	Strong communal or historical associations, or striking aesthetic value, may be singled out as a landmark within the local scene.	• The NDHA holds no landmark status. The height of the building is not recognised to make it a landmark building.

Section 5

Proposed Development

5 | Proposed Development

Summary

- 4.31 The key features of the development proposals include:
- Delivery of 293 high quality homes, include 40% affordable.
 - The affordable housing includes a range of dwellings from 1 bedroom flats to 4 bedroom houses. The properties are distributed across the Site in small groupings and have been designed to be indistinguishable from the openmarket dwellings.
 - Creation of high-quality green public open spaces
 - Three new play areas accessible to new and existing communities
 - A new community orchard and allotments to support local food growing and community wellbeing.
 - at least 10% biodiversity net gain.
- 4.32 The layout of development is landscape led, informed by thecreation of good quality green open spaces. This includes a variety of open spaces, landscape buffers and the use of new or existing trees to create tree lined streets across the development.
- 4.33 Development blocks have been designed to define the open spaces. The perimeter blocks provide active frontages facing out onto green spaces. The grain of development takes influence from the surrounding built form, building on and adding to the existing character of Arborfield. The road layout follows a clear hierarchy and all roads are overlooked by development promoting easily navigable routes which feel safe for pedestrians and cyclists



Section 6

Assessment of Impact

6 | Assessment of Impact

Assessment

Assessment of Impact

Policy Context

- 6.1
- Policy DH5 of the Draft Local Plan relates to conserving and enhancing heritage assets and closely reflects the wording of national heritage policy as set out in the current NPPF.
- 6.2
- It is considered to improve upon Policy TB26 of the adopted 'Managing Development Delivery Development Plan (February 2014) which states that

"planning permission will only be granted for proposals to 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".
- 6.3
- Whilst Policy TB26 is further supported by Policy IRS4 of the 2019 Neighbourhood plan which states

"development proposals need to demonstrate how they protect or enhance the local historic environment".
- 6.4
- Both of these adopted policies contradict the "presumption in favour of sustainable development (NPPF S3 and S4) with no balancing exercise possible when determining an application which holds harm to the significance of a heritage asset and public benefits. Thus, we have referred to the NPPF for this.
- 6.5
- Under the direction of the NPPF (Policy HE7), the correct approach in relation to harm of an NDHA is a balanced judgement which has regard to:

1. The scale of harm or loss;

2. The significance of the asset; and

3. How matters 1&2 above are 'weighed' in context of the scheme's public benefits as provided by S4 of the NPPF and paragraph 020 of the PPG (2019). Noting to the duties on weighting to statutory listed assets does not apply.
- 6.6
- The following assessment considers points 1 and 2 in tandem to provide the decision maker with the necessary information to perform the balancing exercise.

Langley Common Farmhouse

- 6.7
- As set out within Section 5 of this report, this hybrid application seeks no physical change to the Langley Common Farmhouse building.
- 6.8
- This hybrid application does not propose to alter the existing building fabric, form, or the informative setting of the asset.
- 6.9
- It is acknowledged that description of development allows for partial demolition of existing structures within the Site. Despite the approved 2014 outline plan showing demolition of the farmhouse, this is not currently proposed and the building is shown on the proposed Site plan as being retained.
- 6.10
- The description of development has been informed through pre-application engagement with Wokingham Borough Council to allow a degree of flexibility on the future proposals to remove the piecemeal modern extensions to the Farmhouse to better reveal its significance. These detailed works are not within the scope of this hybrid application and would be informed by further future research.
- 6.11
- As such, any reserve matter application for the partial demolition of the farmhouse to ensure its optimal use as a residential dwelling would need to be considered on the individual merits of that application and are not the focus of this proposal.
- 6.12
- The proposed Site Plan demonstrates a considered and extensive buffer being incorporated into the proposed residential dwellings and the NDHA. This spatial separation has been included to ensure the farmhouse holds a degree of openness and to prevent any sense of encroachment.
- 6.13
- As established within Section 3 of this report, the wider setting of the asset does not contribute to the low significance of the NDHA. The provision of new housing to the south of the NDHA would result in no loss of informative setting. Instead, the removal of the under-utilised hard standing and its replacement with a sensitively designed residential development would enhance the overall appearance of the area.

- 6.14
- In doing so, the Development would create a more coherent and contextual backdrop to the asset. This would result in an overall neutral change to the contribution made by the wider setting to significance.
- 6.15
- Furthermore, the scheme presents an opportunity to deliver a high -quality built environment with the design according to Chapter 12 of the NPPF. The Development would create a contextually responsive development to the farmhouse and embed a setback from the asset which would allow better appreciation of its low significance.
- 6.16
- The Development would transform the surroundings from under-utilised hard-standing into achieving well designed places (NPPF, Chapter 14)
- 6.17
- As such, the Proposed Development would result in no loss of informative setting and result in no harm to an NDHA of low significance.



Figure 6.1 Baseline Setting of the Farmhouse