

# MEMORANDUM

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| <b>From:</b>            | Built Heritage Officer                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |        |
| <b>Service</b>          | Green Infrastructure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>App No:</b> | 250819 |
| <b>Address:</b>         | Finchwood Park, Sheerlands Road, Arborfield, RG40 4QY.                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                |        |
| <b>Proposal:</b>        | Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 56 dwellings within parcels P13a and P13b with access via the Nine Mile Ride Extension spur road (primary) and Park Lane (secondary), associated internal roads, parking, landscaping, footpaths, and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout, and scale to be considered. |                |        |
| <b>Heritage Asset:</b>  | <ul style="list-style-type: none"><li>• Shepperlands Cottage - grade II listed building.</li><li>• World War II era 'pill box' – non designated heritage asset.</li></ul> <p>Listed Buildings are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.</p>                                                                                                                                                                                                      |                |        |
| <b>Site Visit Made:</b> | No.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |                |        |

## Summary Of Recommendations

**No objection**, subject to the advised condition below.

## Comments On Proposal

The nearest designated heritage asset to the site is the grade II status listed building of Shepperlands Cottage, which lies approximately 100m south of the site's south-east tip. It is considered the separation distance and intervening landscape and development between the listed building and the site is such that the setting of the designated heritage asset would not be harmed.

There is a Second World War era concrete defence structure, commonly referred to as a 'pill box', is located within the site towards the SE end of the side on the verge adjacent to Park lane, which whilst not listed is however considered to be a heritage asset (non-designated) being of local historic interest, and holding a degree of national interest, as part of the system of local defence lines. As such, from a heritage stance this structure being retained is much welcomed. That said with the recent residential development, and that proposed does mean this once remote structure, will be now quite accessible and visible. It is considered that along with measures to provide an information/interpretation panel adjacent the structure, it

would apparently appear a need to ensure the structure is safe and cannot be gotten into by members of the public.

### Conditions

Notwithstanding the details submitted, prior to first occupation of the residential dwellings, details are to be submitted to and approved in writing by the local planning authority the following details:

- a) Measures to ensure members of the public cannot gain access into the 'pill box,' whilst remaining accessible for ecology.
- b) Details for the interpretation panel for the 'pill box' that is to include:
  - I. Details on the size, form, and finish of the interpretation panel.
  - II. Details to be shown on the interpretation panel (i.e. text and/or pictures).
  - III. Position for the 'pill box' interpretation panel.

Measures to secure the 'pill box' from public access shall then take place in accordance with the details as approved and prior to the occupation of the housing on the site.

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| <b>Date:</b> | 13/06/2025 | <b>Signed:</b> | Keith Frost<br>Built Heritage Officer |
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