

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250735
Address:	Land to the north of School Road, Arborfield Cross.		
Proposal:	Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space, and associated works. (All matters reserved except for means of access.)		
Heritage Asset:	• The Coombe CE Primary School – the core structure is a late 19th century school building is heritage asset. • School House – late 19th century - heritage asset • Roadside & open cart shed on the corner of School Road and Wood Lane – heritage assets, seemingly part of the former farmyard to Langleypond Farm(house), which itself is situated on the eastern side of Wood lane. • Langleypond Farm(house) – grade II listed building status. Roadside brick building within grounds of Langleypond Farm(house) – of curtilage listed building status. • Arborfield Cross Conservation Area – situated approx. 170m to west of application site. Listed Buildings and Conservation Areas are classed as designated heritage assets under the NPPF (2024) and in the Council's Local Plan policies.		
Site Visit Made:	No.		

Summary Of Recommendations

From a heritage stance there is **no objection** to the scheme now proposed.

Comments On Proposal

This outline application, submitted following the recent refusal of an earlier application (242421) for 95 dwellings to be built over two adjoining fields west of Wood Lane and to the north side of School Lane. From a heritage stance the refused scheme had been considered harmful to the setting and context of the listed Langleypond Farm(house), and those remaining farm buildings associated with it that lie to the west of it on the other side of Wood Lane.

This current application proposes a smaller residential scheme of up to 70 dwellings with associated landscaping, open space that would be created in the existing field to the rear of Coombe CE Primary School, on School Lane. With a small part of the

adjoining field, between it and Wood Lane used to form the vehicular access to the residential scheme from off School Lane. With the greater part of the field adjacent to Wood Lane to now remain arable land.

In now restricting the new residential development to the field behind the school and away from Wood Lane it is considered this change has largely addressed what had been the main heritage concern raised under the previous application, with respect the listed Langley Pond Farmhouse and remaining farm buildings associated with on that lie on the opposite side of Wood Lane. Such that now, the Built Heritage Officer would be in agreement with the overall conclusion reached in paragraph 6.3 of the applicant's heritage assessment that 'the proposed development of the Site would have a neutral impact upon the significance of the Arborfield Cross Conservation Area, Grade II listed former farmhouse of Langleypond Farm and the Grade II listed War Memorial.'

In conclusion, from a heritage stance overall there is no objection to the scheme being proposed.

Advised Conditions

NA

Date:	23/06/25	Signed:	Keith Frost Built Heritage Officer
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