



Historic England

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Management
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Our ref: P01582470

16 December 2024

Dear Ms Pulahi

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**MOAT HOUSE BIGGS LANE ARBORFIELD WOKINGHAM RG2 9LN
Application No. 242252**

Thank you for your letter of 2 December 2024 regarding amendments to the above application for planning permission. We refer you our previous letter of 27 September 2024, a copy of which is attached for ease of reference. Whilst our comments in relation to the earlier proposals still apply in this case, we do wish to add some general advice, to ensure that the applicant is aware of the implications of undertaking works in proximity to a Scheduled Monument.

As highlighted in our previous letter, any works taking place on or within the monument boundary will be subject to the requirement of Scheduled Monument Consent (SMC) which is granted by the Secretary of State for Digital, Culture, Media and Sport, in a process administered by Historic England. Works to a Scheduled Monument without SMC in place constitute a criminal offence, and the applicant should therefore contact us for advice, if they are in any doubt about the need to obtain SMC prior to commencing works along the boundary of the monument.

The applicant may find it helpful to refer to our published advice for owners and occupiers at

<https://historicengland.org.uk/advice/planning/consents/smc>

For works proposed in proximity to the Scheduled Monument, extreme care must be taken to ensure that the methods, equipment and practices used at every stage of the works, will not cause harm to the monument. We recommend that the contractor's method statement/RAMS sets out the procedures and provisions that will be put in place for ensuring that there will be no harm. All site personnel must be made aware of



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the site's scheduled status, the monument boundaries and their own responsibilities with regard to the monument.

The Landscape Masterplan refers to the removal of the shrub and scrub understory, to reconnect the moated site to the open space presented by the former car parking area. We welcome this proposal. The removal of vegetation would not require SMC, provided the scrub, shrubs and understory woody growth are cut off at ground level and the stumps treated against regrowth. Roots must NOT be pulled or grubbed out, and any brash burning must take place outside of the designated area.

If you have not already done so, we suggest that you seek the views of your Archaeological Advisers, regarding the potential impact of ground works on any undesignated archaeological remains located in proximity to the Scheduled Monument (as these may be of significance by association) and the need for any archaeological monitoring during ground works such as the breaking out of the existing car park surface.

You may also find it helpful to refer to our published advice at [<https://historicengland.org.uk/advice/find/>](https://historicengland.org.uk/advice/find/)

I trust that the advice above will prove useful to you. Please do contact me if you have any questions.

It is not necessary for us to be consulted on this application again, unless there are material changes to the proposals. If you would like detailed advice from us, please contact us to explain your request.

Yours sincerely

Jo

Johanna Short

Inspector of Ancient Monuments

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cc: Fiona MacDonald, Principal Archaeologist, Berkshire Archaeology

