

# Parcel S, Buttenshaw Avenue

## Wokingham Borough Council

**HERITAGE STATEMENT | JULY 2025**

On behalf of Hicks Development Ltd



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**Laurie Handcock**  
Director  
[lhandcock@iceniprojects.com](mailto:lhandcock@iceniprojects.com)  
020 3725 3853



**Rebecca Mason**  
Associate Director  
[rmason@iceniprojects.com](mailto:rmason@iceniprojects.com)  
07776 530 771



**Grace Kinnersley**  
Consultant  
[gkinnersley@iceniprojects.com](mailto:gkinnersley@iceniprojects.com)  
07901 669 880

Section 1

**Introduction.**

# 1 | Introduction

PARCEL S | BUTTENSHAW AVENUE, ARBORFIELD

## Introduction

### Overview

- 1.1 This Heritage Statement has been prepared on behalf of Hicks Development Ltd ('the Applicant') to accompany a Reserved Matters pursuant to outline permission (Ref. O/2014/2280) with Wokingham Borough Council at Parcel S, Buttenshaw Avenue, Arborfield Green ('the Site'). It provides an assessment of the anticipated heritage impacts of the proposed development.
- 1.2 The proposed development can be summarised as follows:
- The removal of existing utilitarian buildings
  - Addition of 4 new dwellings
  - Landscaping works
- 1.3 This report will:
- Set out the relevant legislative and policy framework within which to understand the proposed development of the Site;
  - Provide a proportionate and robust analysis of the Site and surrounding area's historic development;
  - 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.
- 1.4 The methodology used in this assessment is set out in Appendix 1. The baseline was prepared using ongoing desk-based research and fieldwork undertaken in July 2024.
- 1.5 The report is produced by Icen Projects. Specifically, it is authored by Grace Kinnersley MA (Hons) MSc, Consultant, and Rebecca Mason BA (Hons) MSc, MA, IHBC; Associate Director, with guidance and review by Laurie Handcock MA (Cantab) MSc IHBC MCIfA, Director – Built Heritage & Townscape.

### Understanding of the Site

- 1.6 Parcel S is centrally located within the Arborfield Green development, in close proximity to the junction of Princess Marina Drive and Biggs Lane. Part of Parcel S overlooks the 'Moated site north of Moat House' which is a Scheduled Monument and sits to the west of the Moat House which is Grade II listed.



Figure 1.1 Site Location (approximate site boundary)

# 1 | Introduction

## Identification of Heritage Assets

- 1.7 GIS software has been used to identify heritage assets within a 500m radius of the Site, alongside reviewing the National Heritage List for England ('NHLE'), Wokingham Council's Conservation Area Mapping and the Local List.
- 1.8 The following assets fall within 500m of the Site:
- Moat House (Grade II)
  - Moated site north of the North House (Scheduled Monument)
  - Infirmary Stables (Scheduled Monument)
- 1.9 Due to the distance and intervening built development, it is anticipated that the Proposed Development will not impact the setting of the Infirmary Stables and they have, therefore, been scoped out of this report. As such, this report will assess the following assets:
- Moat House (Grade II)
  - Moated site north of the Moat House (Scheduled Monument)
- 1.10 The scope of this assessment is considered to be proportionate to the significance of identified heritage assets and the nature of change proposed, in line with National Planning Policy Framework (NPPF) paragraph 207.



Figure 1.2 Heritage Asset Mapping

Section 2

# **Relevant Planning Policy, Legislation & Guidance.**

Legislation

- 2.1 Where any development may have a direct or indirect effect on designated heritage assets, there is a legislative framework to ensure the proposals are considered with due regard for their impact on the historic environment.
- 2.2 Primary legislation under Section 66 (1) of the Planning (Listed Buildings and Conservation Areas Act) 1990 states that *‘in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority or Secretary of State, as relevant, shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest that it possesses.’*

Local Policy

- 2.3 The Wokingham Borough Council’s Local Development Framework comprises the following documents:
  - The Core Strategy (adopted January 2010)
  - The Managing Development Delivery local plan (adopted February 2014)
  - The Joint Minerals and Waste Plan (adopted 2023)
- 2.4 The Wokingham Borough Local Plan Update 2023 - 2040 Proposed Submission Plan (Regulation 19) has now closed for consultation and is a consideration throughout this report.
- 2.5 The relevant policies to this report are summarised in Table 2.1 adjacent.

| Statutory Development Plan                                               |                                                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|--------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy Document                                                          | Relevant Policy                                                                                                                            | Summary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Wokingham Core Strategy (January 2010)                                   | CP3 - General Principles for Development                                                                                                   | This general principle states that: <i>“Planning permission will be granted for proposals that have no detrimental impact upon important... heritage...features”</i>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Wokingham Borough Local Plan Update 2023 - 2040 Proposed Submission Plan | Policy DH1: Place making and quality design                                                                                                | This policy requires that all new development must be of high-quality design and create a strong sense of place by, amongst other considerations, reinforcing or creating a positive sense of place and local distinctiveness through design that reflects and enhances the local natural, cultural and historic character, paying particular attention to siting, layout, urban grain, rhythm, density, height, scale, bulk, massing, proportion, enclosures, materials and detailing; and embracing opportunities for innovative design and new technologies which sympathetically complement or contrast with the character and appearance of an area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|                                                                          | Policy DH5: The historic environment                                                                                                       | Policy DH5 demands that designated heritage assets, subject to their significance, should be conserved for the benefit of future generations. As such, 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. Amongst other things, this will be achieved through identifying and understanding the heritage assets that may be affected by the proposed works at an early stage in the design process; and retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.<br><br>The Council will be supportive of works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk. 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. |
| Managing Development Delivery local plan (February 2014)                 | Policy TB24: Designated heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) | This policy states that:<br><br>2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:<br><br>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.<br><br>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<br><br>3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.                                                                                                                                                             |
| Arborfield & Barkham Neighbourhood Plan 2019 - 2036 (April 2020)         | Policy IRS4: Protection and Enhancement of the Historic Character of the Area                                                              | This policy demands that development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically, the local historic environment, including the setting of Listed Buildings, Scheduled Monuments and other historically significant buildings.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |

Table 2.1 Summary of Local Policy

2 | Relevant Planning Policy, Legislation & Guidance

The Moat House Area Development Brief Framework (November 2018)

- 2.7

The Moat House Area Development Brief Framework sets out the approach to be adopted in developing The Moat (Scheduled Monument), Moat House, Parcel S and Parcel AA ('The Moat Area') following the grant of outline planning permission (0/2014/2280). The production of the Development Brief is a specific requirement of Condition 8(1) of the Outline consent.
- 2.8

The 'Moat House Area' comprises of Parcel AA, Parcel S, and the Moat House. It is located on the southern side of Princess Marina Drive. Parcel AA is located on the western side of Buttershaw Avenue, with Parcel S and the Moat House itself on the eastern side of Buttershaw Avenue.
- 2.9

The framework describes the Site as:  
  
*'...a small constrained development parcel which lies adjacent and to the east of the Moat House & Moat. It currently comprises a number of utilitarian buildings. It is adjacent to existing residential properties with tree and other planting along the boundaries'.*

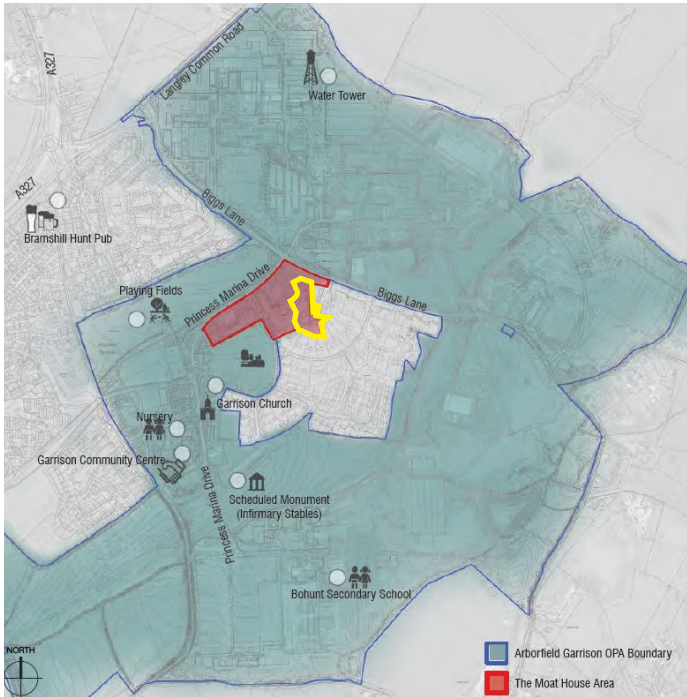


Figure 2.1 Map of the 'Moat House Area' with the indicative Site location shown in yellow  
The Moat House Area Development Brief Framework

| The Moat House Area Development Brief Framework (2018) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Section                                                | Guidance                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Built Environment - Density                            | For parcel S, the Density Parameter Plan requires a density of between 15-27dph. However, having regard to the site's constraints (i.e. setting of the Moat House, the moat Scheduled Monument, trees, the shape of the plot and proximity to existing residential dwellings), a lower density is envisaged on this parcel. The area to the north west of the Moat House is currently hard surfaced and used as car park. This is proposed to be retained with soft boundary treatments to enhance the appearance of the area.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Built Environment - Housing Mix & Tenures              | The Moat House area has a different character to that of the other parcels in Arborfield Garrison and hence the houses and units are bespoke in order reflect this distinct character [...] Parcel S will be developed for large, detached houses of a distinct character, loosely arranged within landscaped plots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| Built Environment - Character                          | The removal of all of the former utilitarian military buildings from Parcel 'S' provides the opportunity to enhance the setting of the Moat House and the Moat Scheduled Ancient Monument. The development of Parcel 'S' for housing would allow an active street frontage to be provided facing towards the Moat House and the moat. It is envisaged that housing in this location would take the form of larger detached dwellings, nested within the existing landscape. In order to preserve the setting of the Listed Building, no dwellings or other buildings will be proposed on its southern side.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| Built Environment - Heritage                           | <p>The setting of the Moat House will be enhanced through the removal of the existing utilitarian buildings from parcel S. The dwellings on parcel S will be carefully sited to ensure that they will not impact on the setting of the Moat House. It is intended that the dwellings on parcel S will have an active frontage onto the moat, however they will be screened and their visual impact softened by trees, hedges and other landscaping. The Moat House itself will be converted back into residential ensuring that the building will be returned to an active use. The conversion will be sympathetic to the character of the Listed Building.</p> <p>The Scheduled Ancient Monument is an area of historic earthworks enclosed by trees. Any form of proposed development should be sensitively integrated within the parkland fabric. The Monument should be managed as a site of historical interest which forms part of the site wide open space provision.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Built Environment - Character & Identity               | Parcel S lends itself to larger, more spacious plots and a more fluid layout given the sensitivity of the Moat House and the other constraints such as trees and parcel shape. In terms of the height of dwellings on parcel S, the Building Storey Height Parameter Plan (Plan PL09 Rev L) defines a height of 'Up to three storeys (maximum height not to exceed 13 metres). However, given the character of the site and its various constraints, it is envisaged that the proposed dwellings will not exceed 2 1/2 storey in height. This ensures that the proposed houses will assimilate into their surroundings without adversely impacting the natural environment or the amenity of adjacent residents.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Natural Environment - Landscape & Planting Strategy    | Development behind The Moat House in Parcel S should be sensitively nestled within the parkland fabric, following the pattern of the existing adjoining villas, and located with sensitivity to retained landscape elements and the setting of the Scheduled Monument.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Natural Environment - Landscape                        | The existing character of the Moat House Area is buildings fronting onto open landscaped spaces. Existing areas of built form are nestled amongst mature tree cover and are largely enclosed from the surrounding area. The listed Moat House is a building of character within the landscape and adjoins the Moat Scheduled Monument. The strong recreational parkland character, with its focal buildings (Moat house & Sergeants Mess) set within the wider landscape spaces is the key characteristic of this area. In terms of how buildings relate to their landscape setting, the strategy should be to reinforce what already exists.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Built Environment - Place Making                       | Parcel S sites adjacent to the Moat House (Grade II listed) and The Moat (Scheduled Monument) in an area currently occupied by a number of utilitarian single storey buildings, several of which are located close to the Moat House and have a negative effect on its setting. The parcel is surrounded by and also contains a large number of trees which afford the parcel an enclosed and woodland feel. The development of this parcel provides an opportunity to remove the existing unsightly utilitarian buildings and introduce buildings which more sensitively respond to their setting near to the Moat and Moat House.<br><br>Under the outline planning permission, parcel S is allocated to have 4 or 5 dwellings of up to 3 storeys in height. The wooded nature of the parcel limits the land available to accommodate the dwellings, which would result in a tightly packed arrangement of buildings, as illustrated in Figure 55. The boundary to the parcel is irregular in shape and results in a number of small sections of land being isolated adjacent to the parcel. It is proposed that these small areas are included in the Parcel S boundary bringing them into use and enabling them to be maintained. It also provides the opportunity to distribute the 4 dwellings across the larger site and move them further away from the Moat House, helping to enhance its setting. An example is illustrated in Figure 56. It is also proposed that the dwellings of 2-2 1/2 storeys would be a more sensitive response to the Moat House and fitting to the parcels character and landscape (See Figure 57). |

Table 2.2 Summary of Guidance from the Moat House Area Development Brief Framework

National Planning Policy Framework (December 2024)

- 2.10 The National Planning Policy Framework (2024) ('NPPF') is a material consideration throughout this Heritage Statement.
- 2.11 The NPPF affirms, in paragraph 135, the need for new design to function well and add to the quality of the surrounding area, establish a strong sense of place, and respond to local character and history, while not preventing or discouraging appropriate optimisation, innovation or change (such as increased densities).
- 2.12 Paragraph 139 requires development that is not well-design to be refused, whilst significant weight should be given to development which reflects local design policies and/or is outstanding, innovative and helps raise the design standards in the area.
- 2.13 Paragraph 207 states that local planning authorities should require applicants to describe the significance of heritage assets affected and any contribution made by their setting. The level of detail provided should be proportionate to the significance of the asset.
- 2.14 Paragraph 210 emphasises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.

Other Relevant Guidance and SPDs

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 The PPG also provides clear guidance in paragraph 020 on the meaning of 'public benefits', particularly in relation to historic environment policy, including paragraphs 207 to 208 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

- 2.18 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 2: Managing Significance in Decision-Taking (2015)

- 2.19 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.
- 2.20 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.
- 2.21 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)

- 2.22 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.
- 2.23 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.
- 2.24 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.

Section 3

# **Historic Development of the Site & Surroundings.**

### 3 | Historic Development of Site & Surroundings

#### Historic Development of the Site & Surroundings

- 3.1 The 1841 Tithe Map shows the Site in use as arable land with some house and yard buildings. To the north of the Moated site, there is a building and slightly beyond it a line of buildings which were likely used for farming purposes. The surrounding area is also shown as a series of open fields used to support agricultural activity. The Reading Road to the immediate northwest of Site is the only major transport infrastructure within the area, highlighting the rural character of the area but also suggesting there had been a history of human activity in the area as evidenced by the Moat.
- 3.2 The 1872 OS Map (Figure 3.2) records Bigg's Farm as in operation on the Site and it appears to have continued to be in use on the Site until the 1911 OS Map (Figure 3.4). Sometime between 1899 and 1911, the building located on the Moat was removed.
- 3.3 A significant development occurred in Arborfield in 1904 when the Army Remount Department established a depot on land leased from the Bearwood Estate. The purpose of the remount depots was to supply and care for horses used by the military following the Boer War. Thus, the open fields which comprised the Site and the surrounding area would have been a prime location for the remount depots.
- 3.4 In 1906, the Moat House was built for the commanding officer of the remount depot to the immediate west of the Site. At the time, the Site was still being worked as Old Bigg's farm and was undeveloped as no new buildings appear on the map.



Figure 3.1 1841 Tithe Map. Red line indicative of Site location  
National Library Scotland

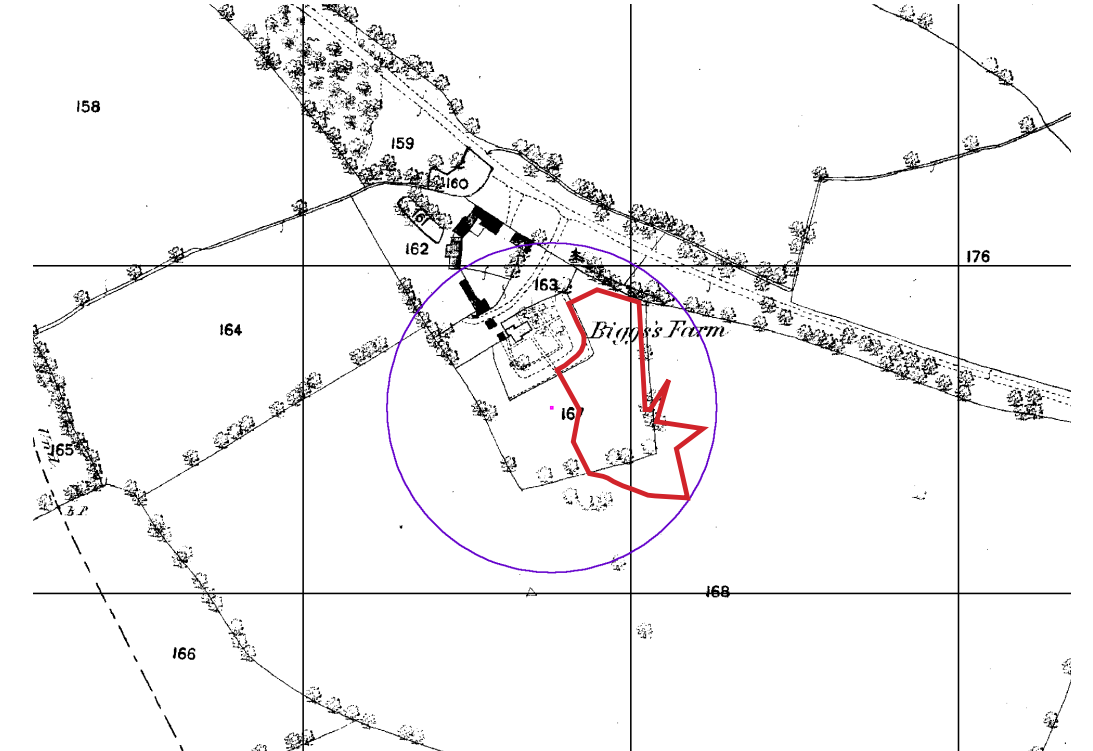


Figure 3.2 1872 OS Map. Red line indicative of Site location  
Envirocheck

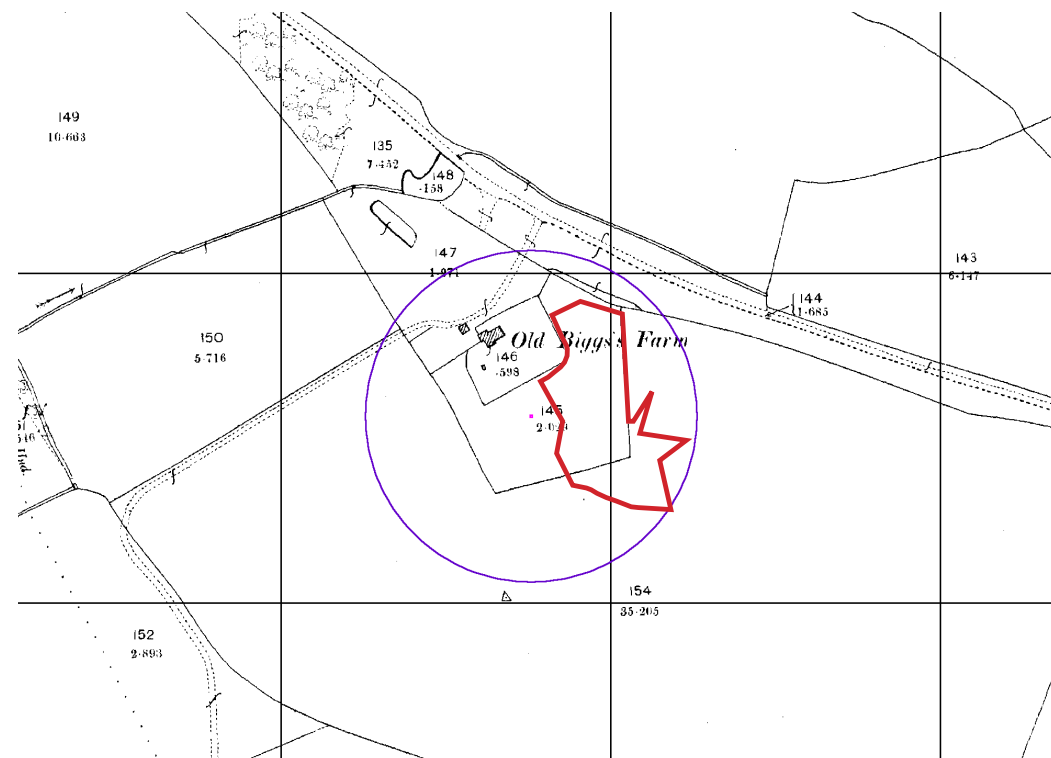


Figure 3.3 1899 OS Map. Red line indicative of Site location  
Envirocheck

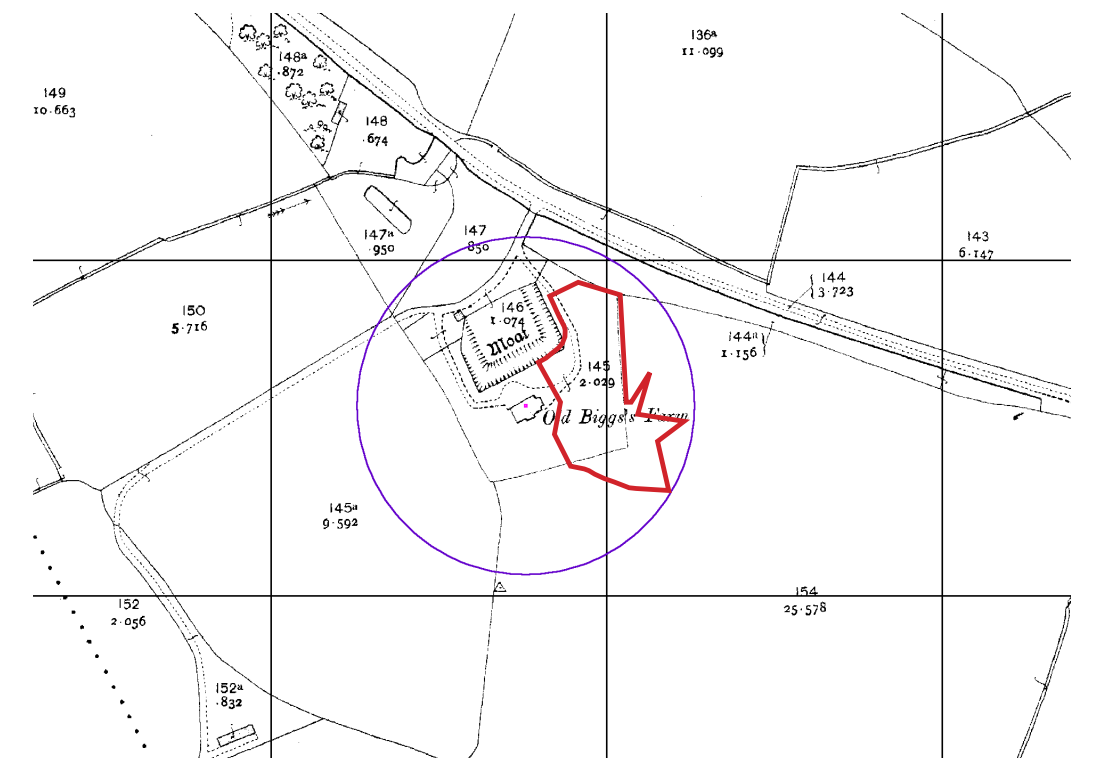


Figure 3.4 1911 OS Map. Red line indicative of Site location  
Envirocheck

### 3 | Historic Development of Site & Surroundings

#### Historic Development of the Site & Surroundings

- 3.5 Following the First World War, the Arborfield Remount Depot became responsible for the acquisition, holding, and distribution of draught horses. Demand was high, as such, the Depot grew. In the 1920s, the Site remained the Headquarters and the 'Main Yard' was used for stabling around 100 horses.
- 3.6 By 1933, some buildings had been established in the immediate vicinity of the Site to the southwest. Beyond Reading Road to the north, a water tank and rows of water beds had been built, indicating the continued agricultural use of the area (see Figure 3.5).
- 3.7 The 1933 OS Map shows that the Site was still in use as a the Arborfield Remount Depot. However, by 1937, the realisation of horse units being inadequate to modern warfare technological advancements saw the Depot close. By 1939, the equestrian centre had be re-purposed as the Army Technical School - later the Arborfield Garrison.
- 3.8 An RAF aerial photograph from 1948 (Figure 3.6) shows that Buttenshaw Avenue had been laid out with some houses built along it to the immediate south of the Site. The establishment of the Garrison led to the large-scale development of the area and its transformation from a semi-rural setting into a dense settlement pattern as houses were built for the personnel stationed there.
- 3.9 The 1968 OS Map (Figure 3.7) illustrates how the former openness of Moat House was significantly changed during the late 20th century through the establishment of housing on Buttenshaw Avenue and Buttenshaw Close. On the Site, a number of small buildings appear during this period.
- 3.10 Shortly after the establishment of the Garrison, Moat House became the museum of the Royal Electrical and Mechanical Engineers (REME) in 1958. The building continued as a museum until the REME moved the collections in 1985, Moat House then adopted an office function which it has remained in until the present day.
- 3.11 From the 1987 OS Map, there has been little change to the area surrounding the Site. Its formerly open setting has taken on a suburban character.

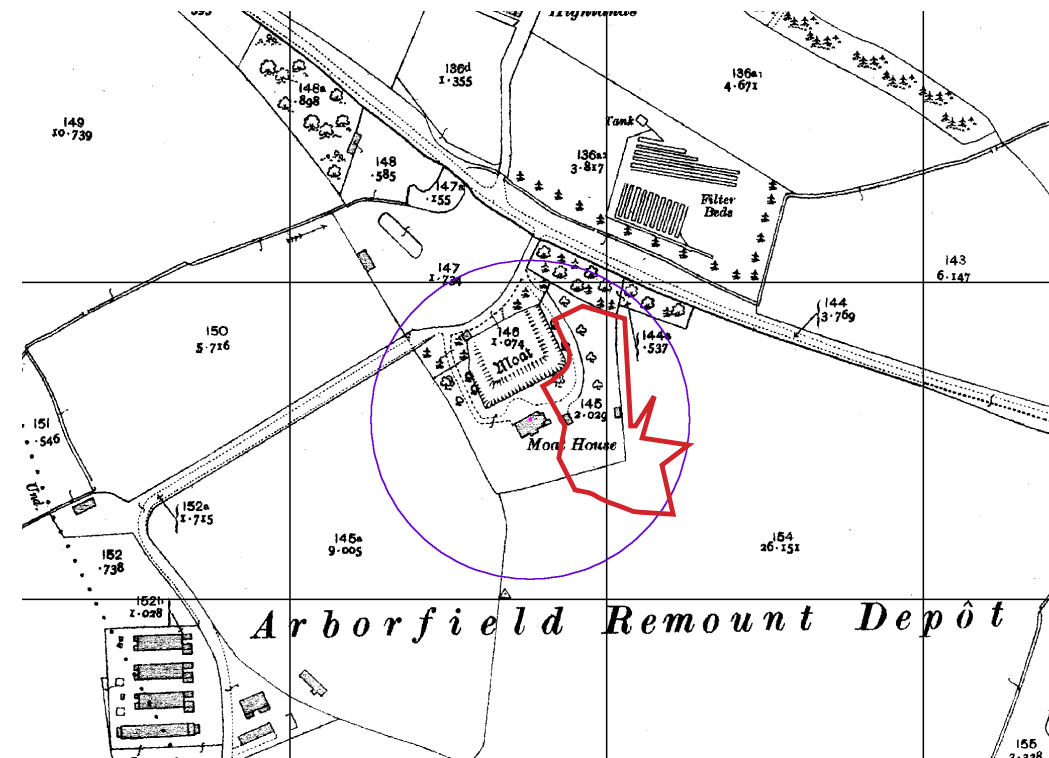


Figure 3.5 1933 OS Map. Red line indicative of Site location  
Envirocheck

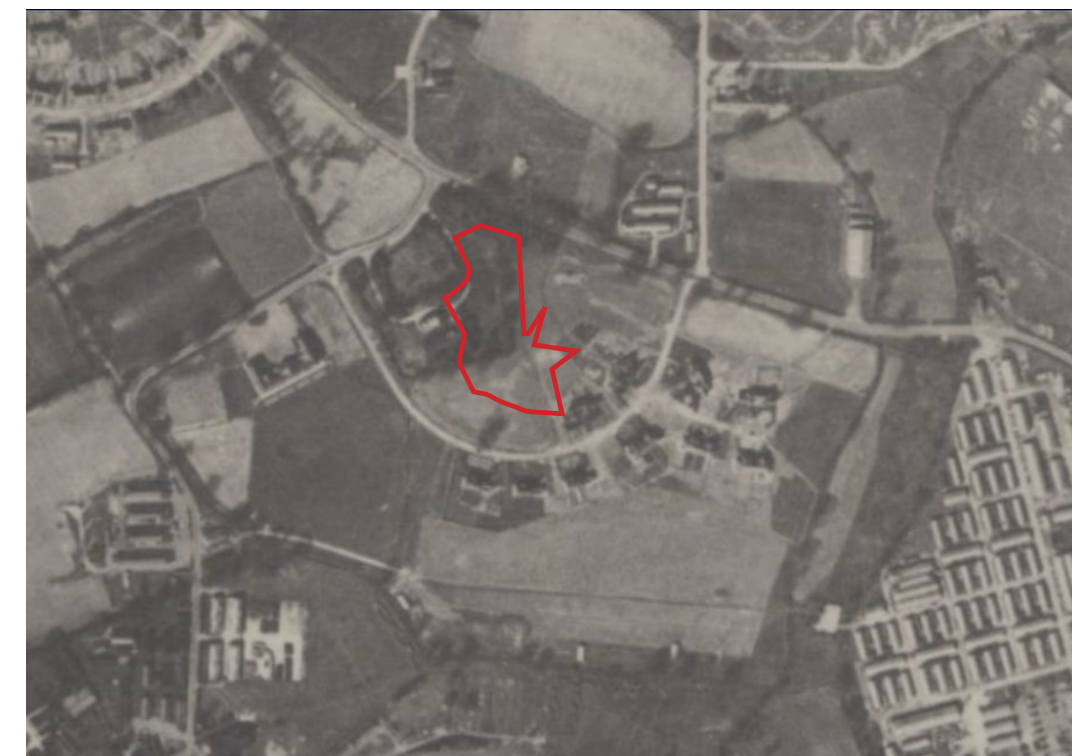


Figure 3.6 1948 RAF Aerial Photograph. Red line indicative of Site location  
National Library Scotland

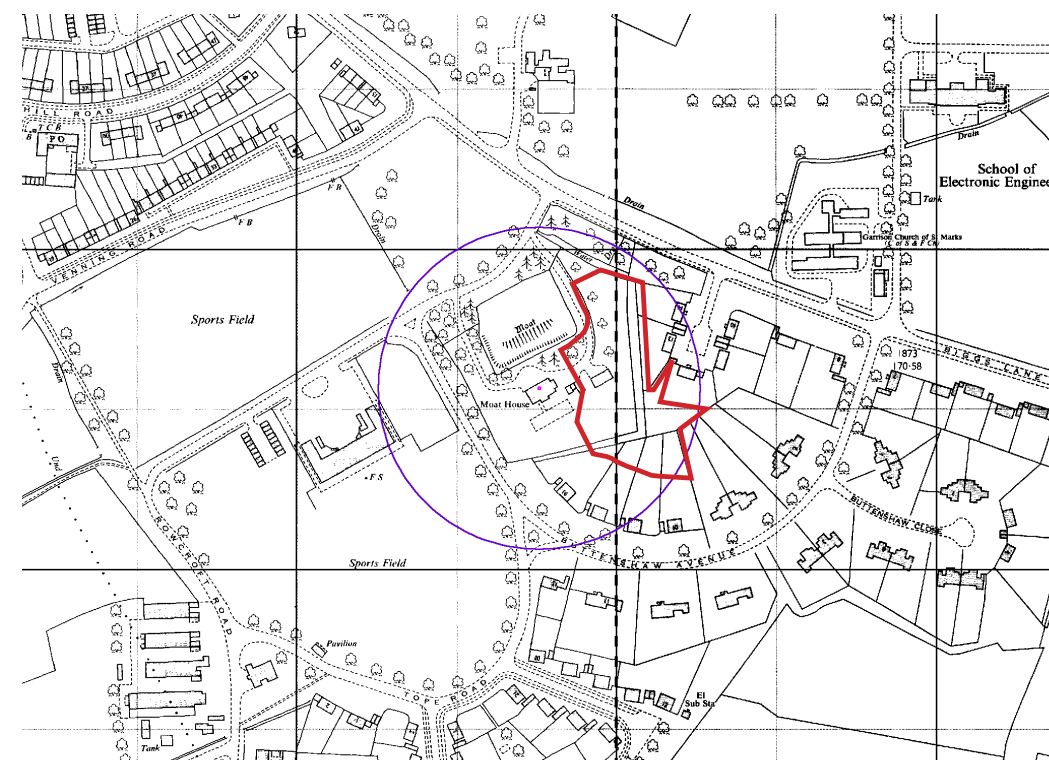


Figure 3.7 1968 OS Map. Red line indicative of Site location  
Envirocheck

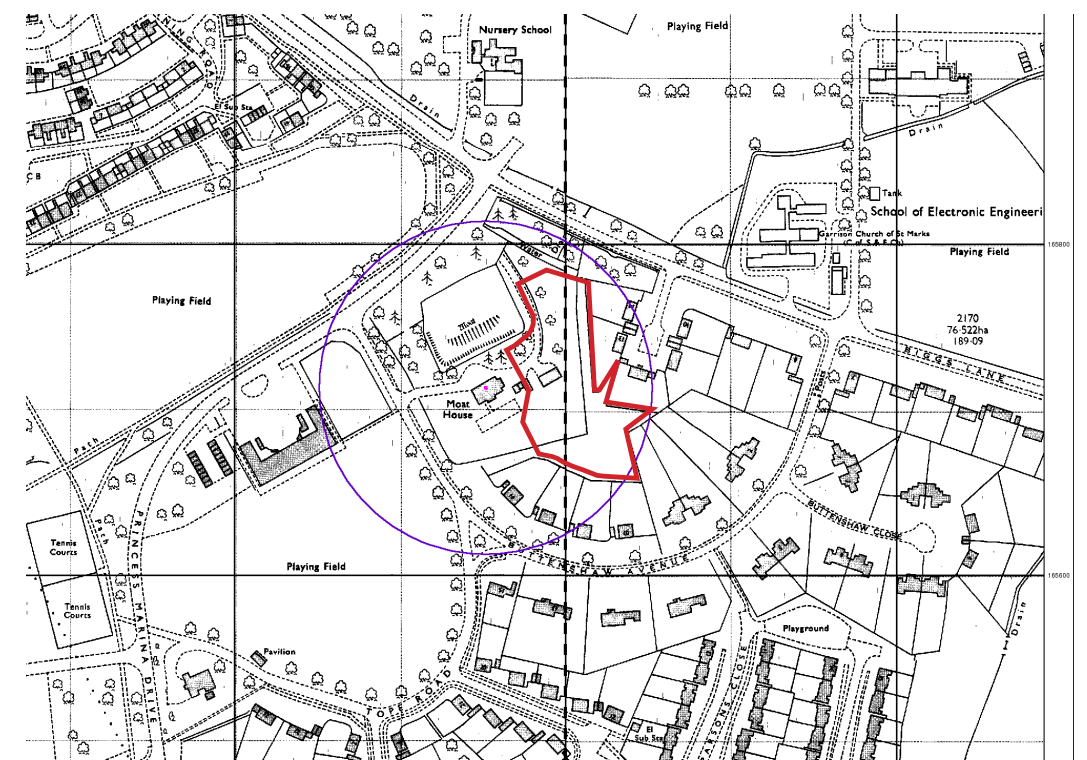


Figure 3.8 1978-87 OS Map. Red line indicative of Site location  
Envirocheck

Section 4

# **Identification of Heritage Assets & Assessment of Significance.**

## 4 | Identification of Heritage Assets & Assessment of Significance

PARCEL 5 | BUTTENSHAW AVENUE, ARBORFIELD

### Identification of Heritage Assets

Moat House (NHLE: 1419613; Grade II)

#### Description

- 4.1 Moat House is a Grade II listed building of rectangular plan-form and two storeys with attic space.
- 4.2 Principally constructed from red brick in English Bond, the building is accented with rubbed brick dressings and a tiled roof. The main entrance to the building is located on the asymmetrical north-west elevation which is denoted by the shallow, broken pedimented brick doorcase with a rubbed brick four-centre arch.
- 4.3 The south east elevation is symmetrical and provides a loose neo-Jacobean character to the building through the inclusion of a shaped gable and windows which diminish per storey.
- 4.4 Internally, the main entrance provides access to a stair hall with a visually dominant neo-Jacobean oak screen. An open well, closed-string type staircase with turned balusters and a heavily moulded rail provides access to the upper floors.
- 4.5 The doorcases are moulded and surviving doors have six moulded panels. Signs of the building's historic changes in use are reflected through the replacement of fireplaces and elements of the fenestration.

#### Significance

- 4.6 The significance of Moat House as a Grade II listed asset derives from its architectural and historical interest. The building stands as a example of early 20th century interpretation of the Jacobean style and provides reference to former main house on the estate by Robert Kerr. The brickwork is of good quality with well executed details in the doorcase and detailing.
- 4.7 A degree of historical interest is observed through appreciation of Arborfield's importance as a rare example of a remount depot which were fundamental to the mobilisation of the cavalry units during the First World War. Additionally, group historic value is found through the nearby scheduled Moated site north of the Moat House (List Entry Number: 1009886) from which the building takes its name and forms a historical focus on the asset.
- 4.8 This asset is considered to be of **Medium** heritage importance by virtue of being Grade II-listed.



Figure 3.9 Moat House Shaped Gable (Site Visit July 2024)



Figure 3.10 Moat House South Elevation (Site Visit July 2024)



Figure 3.11 Moat House Primary Entrance (Site Visit July 2024)



Figure 3.12 Moat House East Elevation (Site Visit July 2024)

| Setting                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Moated site north of the Moat House (NHLE: 1009886; Scheduled Monument)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                          |
|---------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                          |
| 4.9                             | The asset stands within a heavily altered setting and map regression clearly identifies modern intervention into its primary boundaries. Immediately to its north, is road and line of mature trees which separate it from the Scheduled Monument of the Moated Site north of the Moat House, which features distinctive medieval earthworks. To the northwest is a line of hardstanding used as a car park.                                                                                                                                                                                                                                                                                                                                 | <i>Parcel S sites adjacent to the Moat House (Grade II listed) and The Moat (Scheduled Monument) in an area currently occupied by a number of utilitarian single storey buildings, several of which are located close to the Moat House and have a negative effect on its setting. The parcel is surrounded by and also contains a large number of trees which afford the parcel an enclosed and woodland feel. The development of this parcel provides an opportunity to remove the existing unsightly utilitarian buildings and introduce buildings which more sensitively respond to their setting near to the Moat and Moat House.</i> | 4.15                                                                                                                                                                                                                                                                                                        | Dry medieval moat with a single island and visible earthworks on the east, south, and west sides featuring a graded ditch of circa 10 metres. The island rises about 1 metre and banks up to 2 metres.                                                   |
| 4.10                            | The wider setting of the asset comprises the rugby pitches to the north, the cricket pitch to the south west, and the Parcel AA development to the west. To the south is Buttenshaw Avenue which was laid out in the mid-20th century and the modern developments.                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Significance                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                          |
| 4.11                            | The asset’s overall setting is of little interest with the majority of its surroundings holding no informative value on the significance of the Grade II building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4.16                                                                                                                                                                                                                                                                                                        | This asset extremely high level of significance is derived from its historic and archaeological interest as a surviving example of a medieval moat.                                                                                                      |
| Contribution of Site to setting |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.14                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | 4.17                                                                                                                                                                                                                                                                                                        | As the majority of moated sites served as status symbols around an aristocratic or seigneurial residence, the asset contributes to our understanding of the historic distribution of wealth in the area, particularly in the medieval period.            |
| 4.12                            | The Site (Parcel S) sits within the immediate setting of the Moat House to its east. Both the Site and the Listed Building are located within the Arborfield Garrison Strategic Development Location (SDL) and was identified for residential development under the approved development brief of the ‘Moat House Area’ in relation to the Hybrid planning application for the redevelopment of Arborfield Garrison (ref. O/2014/2280). The outline proposals include an area of non-development around the Listed Buildling and Scheduled Monument.                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4.18                                                                                                                                                                                                                                                                                                        | The asset holds the potential to retain valuable information relating to the layout of the medieval and post medieval structures and uses of the immediate surroundings which would provide greater information on medieval and post medieval societies. |
| 4.13                            | The Moat House Area Development Brief Framework (November 2018) states that:<br><br><i>Parcel S sites adjacent to the Moat House (Grade II listed) and The Moat (Scheduled Monument) in an area currently occupied by a number of utilitarian single storey buildings, several of which are located close to the Moat House and have a negative effect on its setting.</i><br><br><i>The parcel is surrounded by and also contains a large number of trees which afford the parcel an enclosed and woodland feel. The development of this parcel provides an opportunity to remove the existing unsightly utilitarian buildings and introduce buildings which more sensitively respond to their setting near to the Moat and Moat House.</i> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 4.19                                                                                                                                                                                                                                                                                                        | The asset is judged as being of <b>High</b> heritage importance due to its status as a Scheduled Monument.                                                                                                                                               |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Setting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                          |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.20                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The scheduled area includes the island, ditch and a 2m buffer zone. It is located within the valley of the River Blackwater, however, there is no stream which feeds into the moat.                                                                                                                         |                                                                                                                                                                                                                                                          |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.21                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Moat House is within the immediate setting of the Site can provides a minor contribution to the setting through evidencing the continuation of the land being occupied.                                                                                                                                 |                                                                                                                                                                                                                                                          |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Contribution of Site to setting                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                          |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.22                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Site sits to the immediate east and southeast of the Scheduled Monument. Like the Listed Building, it is located within the Arborfield Garrison Strategic Development Location (SDL).                                                                                                                   |                                                                                                                                                                                                                                                          |
|                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 4.23                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The Site has continually changed from its use as open farmland, to the Arborfield Remount Depot, and then Garrison. It is not considered to hold an informative relationship with the Scheduled Monument and, therefore, does not contribute to the significance of the Scheduled Monument nor its setting. |                                                                                                                                                                                                                                                          |

Section 5

**The Proposed Development.**

## 5 | The Proposed Development

PARCEL S | BUTTENSCHAW AVENUE, ARBORFIELD

### The Proposed Development

- 5.1 The proposals comprise new residential development within Parcel S to the east and north of the Listed Building and Scheduled Monument, with landscaping and associated works to enhance the existing internal access road off Buttershaw Avenue.
- 5.2 The new dwellings are detached, stand at two storeys, and have private gardens. Each dwelling has a different design (as shown on the following page) to reflect the distinct and bespoke character of this area.
- 5.3 A native hedge will be added to screen Plots 3 and 4 from the Moat House. The existing utilitarian buildings on the Site will be removed. A new building on Plot 1 will replace the existing one. This will be located slightly south of where the original building stood and will be screened with a row of hedges. A gate will be added to Plot 1. Its styling evokes the Site's historic military use.
- 5.4 The landscape setting of the Moat House will be retained and new hedges and trees will be added to provide privacy between the new dwellings and screen them from the heritage assets.



Figure 5.1 Proposed Site Plan  
Ascot Design

## 5 | The Proposed Development

PARCEL 5 | BUTTENSHAW AVENUE, ARBORFIELD

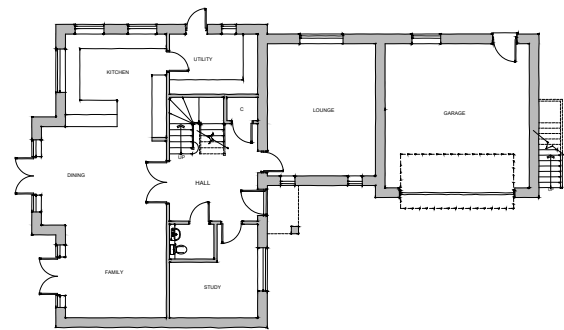
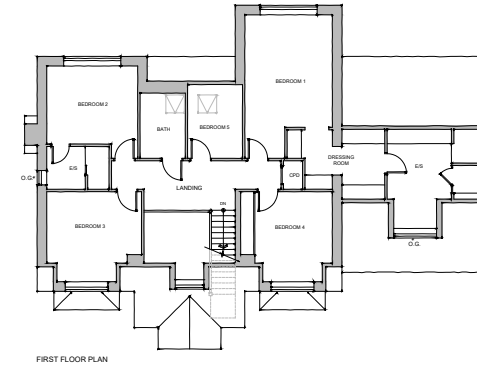
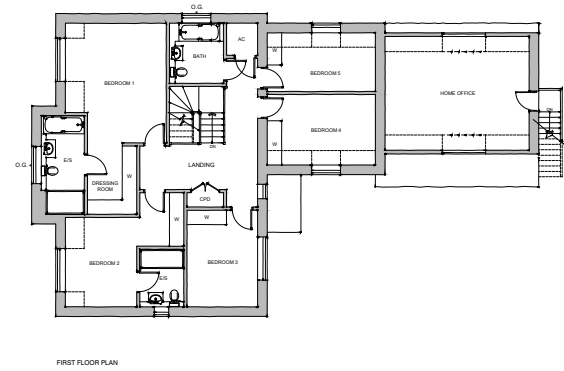


Figure 5.2 Proposed Floor Plans and Front Elevation - Plot 1

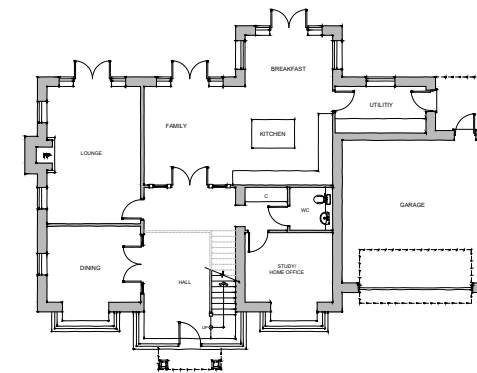


Figure 5.3 Proposed Floor Plans and Front Elevation - Plot 2

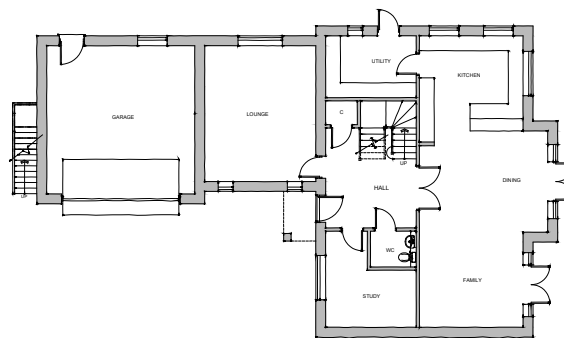
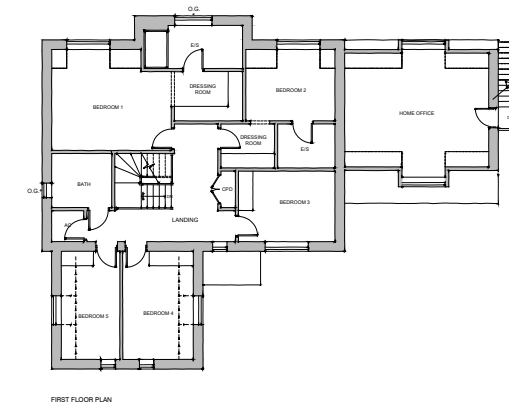
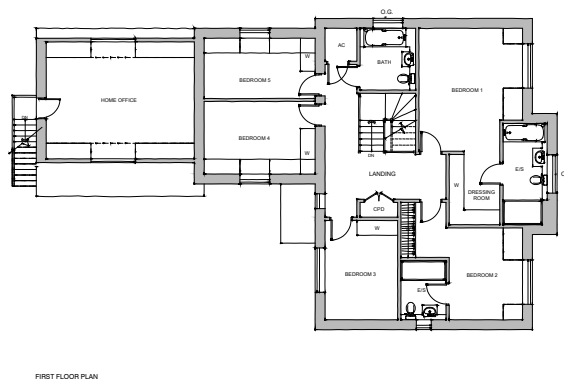


Figure 5.4 Proposed Floor Plans and Front Elevations - Plot 3

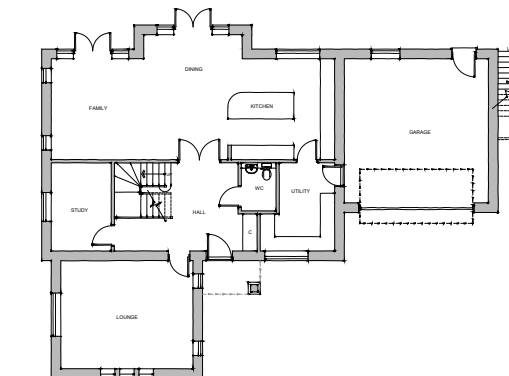


Figure 5.5 Proposed Floor Plans and Front Elevation - Plot 4

# 5 | The Proposed Development

## Landscaping Strategy

5.5 Key Points of the landscaping strategy are provided by Murdoch Wickham:

### Integration with Historic Context:

5.6 The Moat House and Sergeants Mess are central elements within the parkland setting, which emphasises open spaces and recreational character. The landscape design should enhance and reinforce the existing character of these features within the broader environment.

### Scheduled Monument:

5.7 The Scheduled Monument, an area of historic earthworks surrounded by trees, should be preserved and managed as a site of historical interest. Any development must respect the monument's historical significance and integrate sensitively into the surrounding parkland. Proposed landscape features include:

- Longer grass around open areas to promote biodiversity and soften the visual impact.
- Sensitive planting to harmonise with the historical and natural context.

### Design Principles:

- Formal landscape elements, such as parkland trees, manicured hedges, railings, and boundary walls, will preserve the area's open character while complementing the proposed development.
- Native hedging will define boundaries, including around Parcel S and other open spaces near the Moat House.

### Residential Planting:

- Hedges, ornamental shrubs, and mixed evergreen and deciduous plants will be used near houses and apartments to ensure privacy and enhance the aesthetic while maintaining a cohesive visual link to the parkland.

### Boundary Treatments

- Formal hedging along western and northern boundaries (e.g., near Biggs Lane and Princess Marina Drive) will soften views across the SAM and contribute to the landscape's integrated appearance.

### Open Space:

- The open space to the south of The Moat House, partially encompassing Parcel S, has been designed as a unified area enclosed by native single-species hedges and includes amenity and wildflower grasslands.

5.8 This approach shows that consideration has been given to the setting of the heritage assets to preserve the setting of the Listed Building and Scheduled Monument. The planting responds to the existing character whilst also providing appropriate screening for the residential development so that the need for open space near the Moat House and privacy around the proposed houses is well balanced.

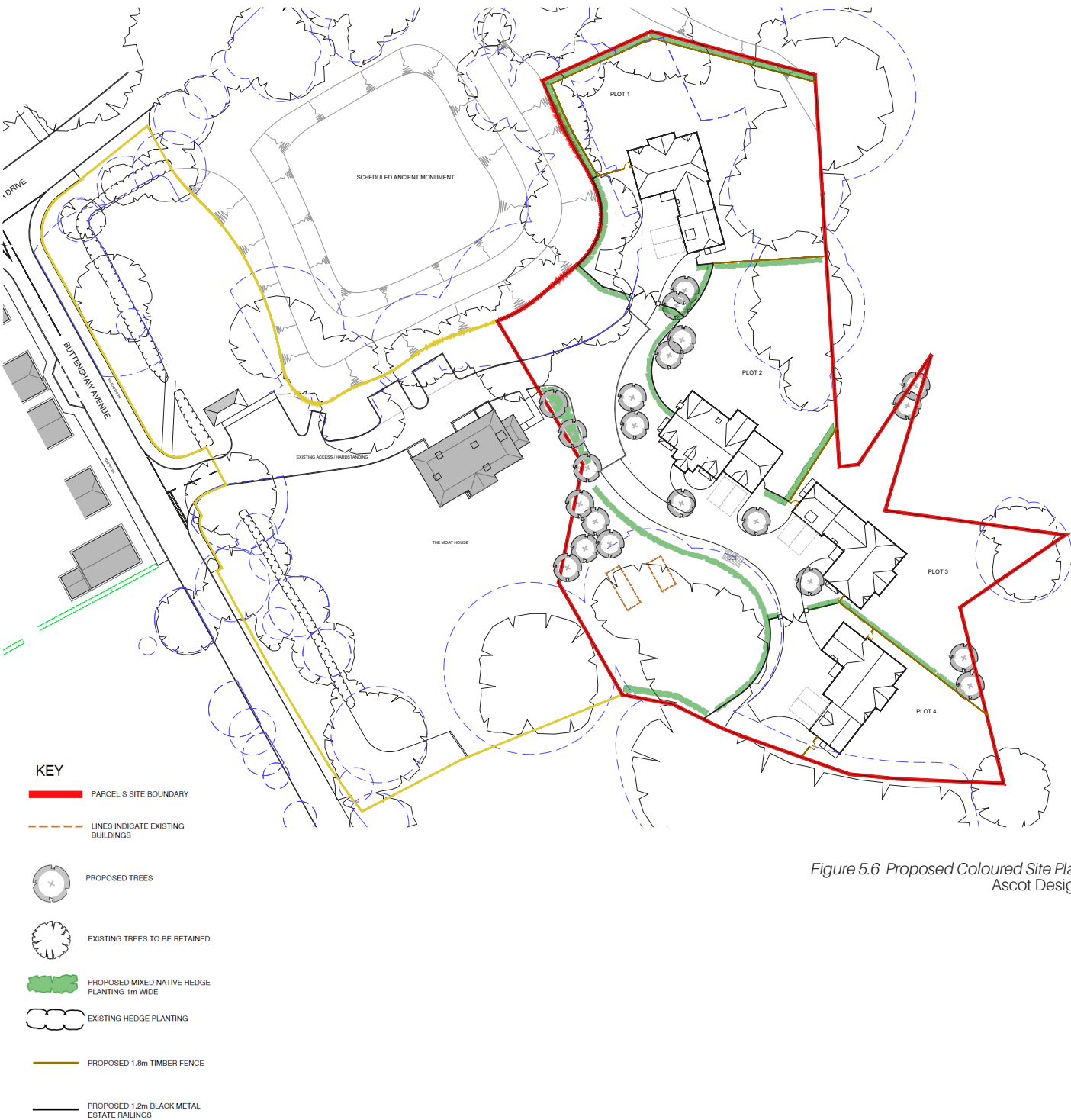


Figure 5.6 Proposed Coloured Site Plan  
Ascot Design

Section 6

# **Assessment of Effects.**

# 6 | Assessment of Effects

## Assessment

- 6.1

The Moat House Area Development Brief Framework (2018) references the opportunities to enhance the setting of the Listed Building and Scheduled Monument. This assessment takes the recommendations of the Development Brief as the baseline against which it assesses the potential impact of the proposed development on the nearby heritage assets.
- 6.2

The Development Brief Framework states that:

*Parcel S sits adjacent to the Moat House (Grade II listed) and The Moat (Scheduled Monument) in an area currently occupied by a number of utilitarian single storey buildings, several of which are located close to the Moat House and have a negative effect on its setting. The parcel is surrounded by and also contains a large number of trees which afford the parcel an enclosed and woodland feel. The development of this parcel provides an opportunity to remove the existing unsightly utilitarian buildings and introduce buildings which more sensitively respond to their setting near to the Moat and Moat House.*

*Parcel S sits adjacent to the Moat House (Grade II listed) and The Moat (Scheduled Monument) in an area currently occupied by a number of utilitarian single storey buildings, several of which are located close to the Moat House and have a negative effect on its setting.*

*The parcel is surrounded by and also contains a large number of trees which afford the parcel an enclosed and woodland feel. The development of this parcel provides an opportunity to remove the existing unsightly utilitarian buildings and introduce buildings which more sensitively respond to their setting near to the Moat and Moat House.*
- 6.3

The removal of the ‘utilitarian’ buildings which currently stand with close proximity to the Moat House would be a benefit to the setting of Listed Building by ‘opening it up’ and focusing the eye on the Listed Building.
- 6.4

The new dwellings are spaced out and are set back from the Moat House and the Moated site to the north of Moat House, allowing them a more open setting from which these assets can be enjoyed.

- 6.5

The use of native hedging and tree planting screens them from the listed building and complements the setting of the immediate area. The addition of a curved hedgerow would screen Plots 3 and 4 from view within the grounds of Moat House. Additionally, the proposed planting of trees would soften the visual impact of the new development and boundaries between the houses to make the proposed development more sensitive to the setting of the Moat House and the Moated Site to the north of Moat House and enhance their ‘enclosed and woodland’ setting.
- 6.6

Standing at two storeys, the building heights meet the development brief and are sensitive to the Moat House by virtue of them not dominating the setting. As such, the houses are designed to be subservient to the Moat House and do no visually distract from it.
- 6.7

The use of natural materials which take cues from the materiality of the Moat House include slate and clay tiles, stock bricks, timber boarding, and traditional styling. The Moat House is principally constructed from red brick with features accented in rubbed brick dressings and a tiled roof. This careful selection of materials ensures that the visual impact of the development is softened.
- 6.8

The new residential character which the proposal will introduce to the area will not detract from the setting as the design of the features has been carefully considered. The proposed design and finish of the gate to be added to Plot 1 which will be visible from the Moat House has been carefully chosen to be in keeping with the heritage of the Site by evoking military architecture in its detailing and colour.
- 6.9

The proposed development provides the opportunity to open up the setting of the Listed Building and the Scheduled Monument. As such, development of the Site for residential use is considered to be appropriate to its established built context with the proposed approach being suitable for the setting. It is considered that the proposed development will result in no harm to the Moat House and the Moated site to the north of Moat House.

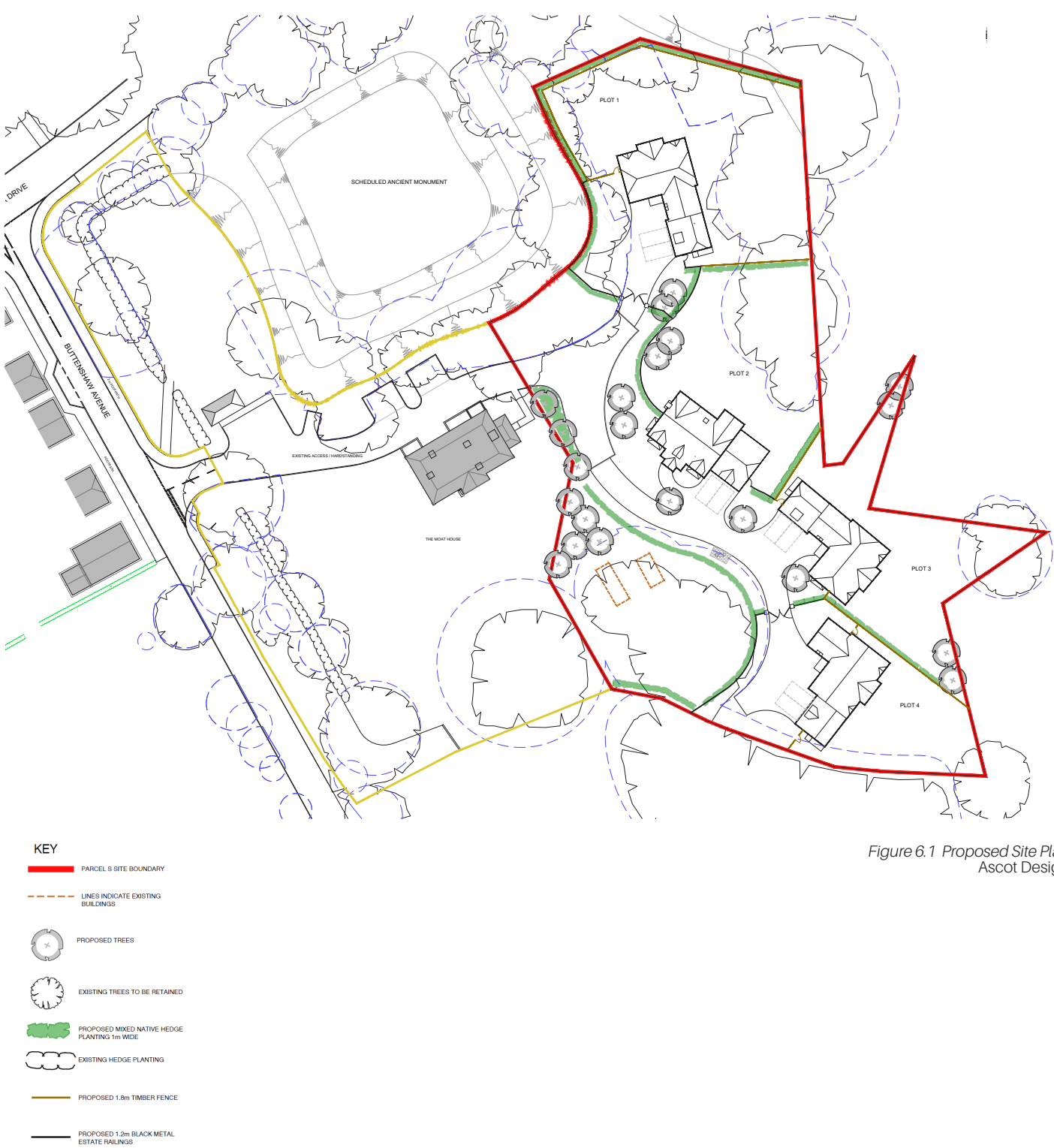


Figure 6.1 Proposed Site Plan Ascot Design

# Section 7

## **Conclusion.**

7 | Conclusion

Summary

- 7.1 This report has been prepared to accompany a Reserved Matters pursuant to outline permission (Ref. O/2014/2280) with Wokingham Borough Council on a proposed scheme of four dwellings on Parcel S. It has been written with regard to Historic England guidance, specifically GP3, and the relevant legislative and policy context.
- 7.2 The assessment has considered the historic development of the Site and surrounding area to demonstrate and inform an assessment of significance of the building, and its contribution to the setting of nearby Schedule Monument of the Moated Site north of Moat House.
- 7.3 The proposed scheme is considered to be accordance with the Act, and in alignment with Wokingham Borough Council’s policies on heritage and design. The assessment of the scheme has been carried out in accordance with the relevant legislation and policy, including Chapter 16 of the NPPF.
- 7.4 The current setting of the listed building is characterised by the unsightly, ‘utilitarian’ buildings which the Moat House Area Development Brief Framework (November 2018) state have a ‘negative effect on its setting’. In removing these buildings and replacing them with thoughtfully designed dwellings which are set back from the Listed Building and Scheduled Monument, the proposed development will enhance the setting of these assets.
- 7.5 The height and arrangement of the new dwellings is considered to be appropriate and sensitive to the setting and character of the heritage assets. The choice of materials draws from the red brick and clay tiles of the Moat House to create a visually cohesive design. The landscape strategy is informed by the ‘enclosed and woodland feel’ of the setting which seeks to include the addition of new trees and hedgerow whilst retaining the trees already on the Site. In addition, this ensures that the visual impact of the new development is softened and the new buildings are subservient to the Moat House which remains the primary visual focus.

- 7.6 The proposed development is considered to bring welcome benefits to the setting of the Moat House and the Moated site to the north of Moat House. The proposals have built upon heritage specific guidance to ensure the proposed scheme is sensitive to the special interest of the Listed Building and Scheduled Monument. As a result, it is considered that the proposed scheme would result in overall no harm and provide a sensitive and practical modern day use for the Site.

Policy Compliance

- 7.7 The proposed development will not cause harm to the identified heritage assets. As such, the proposals are compliant with the following key policies:

Wokingham Core Strategy (2010)

  - CP3 - General Principles for Development that planning permission will be granted for proposals that have no detrimental impact upon important heritage features. As discussed, it is considered that the proposed development would result in no harm to the nearby heritage assets.

Managing Development Delivery local plan (2014)

  - Policy TB24 on heritage assets that the Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings. This assessment considers the proposed strategy to sensitively respond to the Listed Building and the Scheduled Monument and to enhance their setting.

Arborfield & Barkham Neighbourhood Plan 2019-2036 (2020)

  - Policy IRS4 on the protection and enhancement of the historic character of the area that development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically, the local historic environment, including the setting of Listed Buildings, Scheduled Monuments and other historically significant buildings. It is considered that the proposed strategy uses landscaping and the arrangement and design of the new dwellings to sensitively and appropriately introduce new development whilst also enhancing the setting of the Listed Building and Scheduled Monument.

- National Planning Policy Framework (‘NPPF’) (2024)

  - In line with NPPF Paragraphs 139, this report considers the proposed development to reflect the local design policies, with particular focus on the Moat House Area Development Brief Framework (2018), and government guidance to fit the overall form and layout of its surroundings.
  - In line with Paragraph 207, this report has assessed the significance of, and impact of the proposed development on, the heritage assets within a 250m radius of the Site to conclude that the proposed development will result in no harm.
- 7.8 The Proposed Development is judged to be compliant with Policies DH1 and DH5 of the Wokingham Borough Local Plan Update 2023 - 2040 Proposed Submission Plan which is currently at Regulation 19.
- 7.9 To conclude, this application is considered to fulfil the correct policy tests as outlined in the NPPF (2024) and the Planning (Listed Buildings and Conservation Areas Act) 1990.

# Appendix 1

## **Statutory Entries.**

Moat House

Grade II

List Entry Number:

1419613

Date First Listed:

28-July-2014

List Entry Name:

Moat House

Statutory Address:

Moat House, Biggs Lane, Arborfield, Reading, RG2 9LN

Details

MATERIALS: red brick, in English bond, with rubbed brick dressings, a tiled roof and brick chimney stacks.

PLAN: the building lies to the south of a scheduled medieval moated site (NHLE 1009886). It is rectangular in plan, with a projecting central bay on the symmetrical south-east elevation and a shallow, single-storey service bay to the north-east.

Internally the ground and first floors are arranged with rooms on either side of a spinal corridor, and in the attic, rooms are on the northern side.

EXTERIOR: it is a building of three bays and of two storeys with an attic. It has a chamfered brick plinth, a brick storey band, the central course laid on the diagonal, creating a chevron effect, and interrupted by plain pilaster strips at the angles. It has a continuous deep cyma and dentil eaves cornice, beneath a slightly flared, hipped roof. Tall, square stacks have moulded brick caps.

The entrance is on the asymmetrical north-west elevation. It has a shallow, broken-pedimented brick doorcase, consisting of a rubbed brick four-centre arch with a tall voussoir, flanked by narrow windows. Above is a three-light window within a flared, eared architrave on a tall base flanked by shallow scrolled brackets. The door is of three fielded panels beneath a broken pediment. There is a brick mounting block to each side of the door. At first floor, to the right, is a recessed moulded panel, dated 1906. Windows have rectangular leaded lights in ovolo moulded timber mullioned and transomed casements ranging from two to six lights, in plain brick openings with quarter-moulded brick cills. Apparently original, there is a centrally-placed three-light, flat-roofed dormer, with tile hung cheeks.

The elevation onto the private garden is symmetrical, with a projecting central bay beneath a shaped ‘Dutch’ gable, the windows diminishing in size per storey in Jacobean manner: a three light window on the ground floor, a two light window on the first floor and a narrow window in the gable head. Again, the flanking bays have two-light windows to the ground floor and a pair of single lights to the first floor. There are two, flat-roofed two-light dormers with tile hung cheeks, to the attic. There is a doorway concealed in the return of the projection giving access the former dining room.

INTERIOR: the main entrance leads into a stair hall which is dominated by an oak screen in Jacobean manner. The shape of the tapering shafts is replicated in the finials to the stair newels. The stair is of open-well, closed-string type with turned balusters, a heavy moulded rail and square newels with ball finials on tall tapering shafts.

Doorcases are moulded, and doors, where they survive, have six moulded panels. Rooms to the ground and first floors have picture rails, deep skirtings and moulded cornices. Fireplaces have been replaced and date from the mid-C20. Windows, including those in the attic, have iron stays and pigtail catches; some have been replaced.

Moated site north of the Moat House

Scheduled Monument

List Entry Number:

1009886

Date First Listed:

01 March 1977

Statutory Address:

Moated Site north of the Moat House, Biggs Lane, Arborfield, Reading, RG2 9LN

Details

Dry medieval moated site in the valley of the River Blackwater. It has a single island and is visible as earthworks on the south, east and west sides, where there is a graded ditch approximately 10m wide. The island rises to c. 1m, and the banks up to 2m. The moat bottom gradually rises to the north, where the moat is back-filled. The island is fairly level with a slight rise to the north-west corner, the site of the old farmhouse. The upper parts of the outer banks have been planted with trees and shrubs.

The scheduled area includes the island, ditch and a 2m buffer zone for its protection, and comprises a roughly square area of c.60m x 60m. The boundary is set at an appropriate position to ensure the conservation of the potential buried structural and environmental remains within the moat. The scheduling covers the entirety of the island, hence offering protection to the potential buried remains of former structures and gardens and to environmental deposits, important sources of information for the historic development of the site and the life of its inhabitants.

# Appendix 2

## **Methodology.**

Appendix 2 | Methodology

Heritage Assessment

This report provides an assessment of the significance of identified heritage assets and the potential effects of the proposed development. It has been informed by:

- Relevant legislation, and national and local planning policy (see Section 2); and
- Best practice guidance set out in:
  - Principles of Cultural Heritage Impact Assessment in the UK (IEMA/IHBC/CiFA, 2021)
  - Conservation Principles, Policies and Guidance (Historic England, 2008)
  - Good Practice Advice in Planning Notes (Historic England, various).

Under the requirements of the above policy and guidance, the process of heritage impact assessments can be summarised as involving three parts:

- Understanding the cultural significance of identified designated and non-designated heritage assets and their setting;
- Understanding the nature and extent of potential effects on significance and settings of identified heritage assets; and
- Making a judgement on the impact that the Proposed Development may have on significance and setting.

There are two ways in which the Proposed Development can affect heritage assets:

- by physical changes to the fabric, use and visual appearance of designated or non-non-designated heritage assets (known as direct effects); and
- by changes to the setting of designated or non-designated heritage assets in the vicinity (known as indirect effects).

Understanding Significance

Heritage assets are defined in Annex 2 of the NPPF as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

The setting of a heritage asset is defined as: ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral’ (NPPF, Annex 2).

Non-Designated Heritage Assets (‘NDHAs’) are defined as buildings, structures and places which have a degree of heritage significance but do not meet the criteria for designation: ‘Only a minority [of buildings] have enough heritage significance to merit identification as non-designated heritage assets’ (PPG paragraph 039).

NPPF paragraph 207 requires the significance of any heritage asset that may be affected by the Proposed Development to be described in a proportionate manner. The methodology used here for understanding the significance draws from the approach set out in Historic England’s Conservation Principles and NPPF Annex 2 by defining heritage interests. As defined in the PPG (Historic Environment, para 06), the heritage interest may be:

- Archaeological;
- Architectural and artistic; and/or
- Historic.

It is important to note that understanding significance is primarily a descriptive exercise. However, guidance by IEMA, IHBC and CiFA identifies that ‘importance’ can be defined and scaled as ‘high’, ‘medium’ or ‘low’ or any other simple scale that offers a form of gradation. This is done in broad terms, as per Table H1. The ability to scale assets, including differentiating those of ‘highest significance’ is also established in the NPPF (i.e. para.213).

As identified in NPPF paragraphs 207 and 208, significance can also derive from the setting of a heritage asset. HE’s GPA3 guidance gives general advice on understanding setting and how it may contribute to significance. This assessment follows the staged approach set out in GPA3 guidance to identifying the level of contribution that setting makes to the significance of heritage assets.

Assessing Effects

Legislative and policy requirements for the assessment of effects on heritage assets require the assessor to establish whether the value is preserved, better revealed/enhanced or harmed as a result of the Proposed Development.

Beneficial effects occur when the Proposed Development would enhance the value or contribution of the setting to value of heritage assets.

Should harm arise to the significance or contribution of setting to significance of designated heritage assets, there is a requirement in NPPF paras.212-215 to determine whether the level of harm amounts to ‘substantial harm’ or ‘less than substantial harm’. Any harmful impact to the significance of a designated heritage asset should require a clear and convincing justification and be weighed against the public benefits of the Proposed Development. Great weight should be given to asset’s conservation, the greater the harm, the greater the benefits that will be needed to justify approval.

For any harm to NDHAs, NPPF paragraph 216 requires balanced judgement with regard to scale of harm or loss and significance.

As established in Bramshill (2021) and Whitechapel Bell Foundry (2021) , when assessing effects, it is possible to undertake an internal heritage balancing exercise where relevant heritage harms and heritage benefits can be balanced to come to a ‘net’ position.

| Significance | Designation of Receptor                                                                                                   |
|--------------|---------------------------------------------------------------------------------------------------------------------------|
| Very High    | Site acknowledged of international importance<br>World Heritage Site                                                      |
| High         | Grade I or Grade II* Listed Asset<br>Scheduled Monument                                                                   |
| Medium       | Grade II Listed Asset<br>Conservation Area                                                                                |
| Low          | NDHAs of higher local importance (including local listing)<br>Designated Heritage Assets compromised by poor preservation |
| Very Low     | NDHAs of lower local importance or compromised by poor preservation.                                                      |

Table H1: Heritage Significance



Delivery | Design | Engagement | Heritage | Impact Management | Planning  
Sustainable Development | Townscape | Transport

**Edinburgh:** 11 Alva Street | Edinburgh | EH2 4PH

**Glasgow:** 177 West George Street | Glasgow | G2 2LB

**London:** Da Vinci House | 44 Saffron Hill | London | EC1N 8FH

**Manchester:** This is The Space | 68 Quay Street | Manchester | M3 3EJ

**Birmingham:** The Colmore Building | 20 Colmore Circus Queensway | Birmingham | B4 6AT

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