

# Topic Paper

## Historic Environment

September 2024

To support the Local Plan Update



**WOKINGHAM**  
**BOROUGH COUNCIL**

## Contents

1. Background .....	4
1.1. Introduction .....	4
1.2. Legislation.....	4
2. Planning Framework.....	6
2.1. National Planning Policy Framework (NPPF) .....	6
2.2. Planning Practice Guidance (PPG).....	8
2.3. Statutory Bodies.....	9
3. Existing Local Plan Policies and background documents .....	10
4. The History of Wokingham Borough .....	12
5. Wokingham Borough’s Heritage Assets.....	13
5.1 Introduction.....	13
5.2 Designated Heritage assets .....	13
Statutorily Listed Buildings.....	13
Scheduled Monuments .....	17
National Registered Historic Parks and Gardens.....	19
Conservation Areas.....	21
Heritage at Risk.....	24
5.3 Non-Designated Heritage Assets .....	27
Locally Listed Buildings .....	27
Areas of Special Character .....	31
Local Historic Parks and Gardens .....	34
Areas of High Archaeological Potential.....	36
5.4 Factors affecting Wokingham Borough’s heritage assets .....	37
5.5 Local Plan Update policies.....	37
6. The Borough’s Historic Environment and Future Development .....	40
6.1 Overview.....	40
6.2. The HELAA Site Assessments .....	40
6.3. Proposed Site Allocations - Heritage Assessments .....	42
Desk based assessment .....	42
Traffic Light Assessment .....	44
Proposed Site Allocations.....	46
Summary of Results .....	47
7. Conclusion & Recommendations .....	50
7.1 Conclusion .....	50
7.2 Recommendations .....	50

Appendix A: Grade I and II\* Listed Buildings in Wokingham Borough .....52  
Appendix B: Proposed Site Allocation heritage assessment pro-formas .....54  
Appendix C: Areas of Special Character pro-forma assessments .....54

# 1. Background

## 1.1. Introduction

1.1.1. This paper provides background evidence and justification for Wokingham Borough Council's approach to the conservation and enhancement of the historic environment. It sets out the relevant legislation and policy guidance relating to the conservation of the various elements of the historic environment, and its relationship with planning and development.

1.1.2. The new Local Plan which will set out the long-term development strategy for the borough, is known as the Local Plan Update (LPU). The LPU sets out planning policies which seek to ensure the conservation, enhancement, enjoyment and understanding of the borough's heritage assets, recognising that they represent a finite resource that can be highly valued, and make a positive contribution to local communities.

1.1.3. This paper informs the preparation of the LPU and demonstrate how evidence has been applied to formulate policies relating to the conservation and enhancement of the historic environment.

1.1.4. The paper will also help inform site assessments and site allocations as part of the LPU.

1.1.5. This paper includes the following:

- An outline of national, strategic and local legislation, policy and guidance relating to the conservation and enhancement of the historic environment.
- A brief overview of Wokingham Borough's historic context
- A summary of the borough's designated and non-designated heritage assets, and the key risks they face.
- An overview of the proposed policies in the Local Plan relating to heritage.
- An overview of the Housing and Economic Land Availability Assessment (HELAA) site assessment process
- Desk based and traffic light assessment of the heritage factors sites proposed for allocation.

## 1.2. Legislation

1.2.1. In addition to the planning framework set out in the Town and Country Planning Act 1990, there is a broad legislative framework for the historic environment. The key legislation is summarised below:

1.2.2. The Planning (Listed Buildings and Conservation Areas) Act 1990 legislation applies to England only. Section 16 states:

*(1) Subject to the previous provisions of this Part, the local planning authority or, as the case may be, the Secretary of State may grant or refuse an application for listed building consent and, if they grant consent, may grant it subject to conditions.*

*(2) In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*

*(3) Any listed building consent shall (except in so far as it otherwise provides) ensure for the benefit of the building and of all persons for the time being interested in it.*

Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, provide specific protection for buildings and areas of special architectural and historic interest.

1.2.3. The Ancient Monuments and Archaeological Areas Act 1979, provides specific protection to Scheduled Monuments.

1.2.4. The Historic Buildings and Ancient Monuments Act 1953 relates to the compilation of registers for both parks and gardens and battlefields which are of historic interest. Within England this registry is held by Historic England.

1.2.5. The National Heritage Act 1983 created the Historic Buildings and Monuments Commission, which is the precursor for Historic England and the principle statutory body for the Historic Environment in England. It established the Register of Parks and Gardens of Special Historic Interest in England.

## 2. Planning Framework

### 2.1. National Planning Policy Framework (NPPF)

2.1.1. The National Planning Policy Framework (NPPF) sets out the government's planning policies for England. It was introduced in 2012 and subsequently updated in 2018, 2019, 2021 and twice in 2023. For clarity, all subsequent references to the NPPF refer to the December 2023 version unless otherwise stated.

2.1.2. Chapters 2 and 3 of the NPPF set out how the Historic Environment is a critical consideration in achieving sustainable development and in plan-making respectively. Chapter 16 specifically relates to 'Conserving and enhancing the historic environment,' and focuses on ensuring heritage assets are given protection commensurate with their status and encouraging new development which preserves their special qualities. The NPPF particularly focusses on the significance of heritage assets.

2.1.3. Annex 2: Glossary of the NPPF, sets out a number of definitions relating to the historic environment:

*Archaeological interest: There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*

*Conservation (for heritage policy): The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.*

*Designated heritage asset: A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.*

*Heritage asset: 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).*

*Historic environment: All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.*

*Historic environment record: Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.*

*Setting of a heritage asset: 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.*

*Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance."*

2.1.4.Paragraph 7 of the NPPF states: *'The purpose of the planning system is to contribute to the achievement of sustainable development'*. Paragraph 8c) further states that one of the three 'overarching objectives' that of the environment, is composed of three component elements including the historic environment.

*'c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy'. (emphasis added)*

2.1.5.Paragraph 20 of the NPPF states that: *'Strategic policies should set out an overall strategy for the pattern, scale and quality of development and make sufficient provision for:*

*'d) conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.'* (emphasis added)

2.1.6.Paragraph 195 of the NPPF states:

*'Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.'* (emphasis added)

2.1.7.Paragraph 196 of the NPPF continues:

*"Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:*

- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
- b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
- c) the desirability of new development making a positive contribution to local character and distinctiveness; and*
- d) opportunities to draw on the contribution made by the historic environment to the character of a place."* (emphasis added)

2.1.8.Paragraph 198 of the NPPF states:

*'Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:*

*a) assess the significance of heritage assets and the contribution they make to their environment; and*

*b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.*

2.1.9.Paragraph 199 of the NPPF directs that:

*'Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.'*

2.1.10. The historic environment also plays an important role in achieving well-designed places within the NPPF. Paragraph 135 of the NPPF states that:

*"Planning policies and decisions should ensure that developments:..*

*c) ...are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);...*

2.1.11. The distinct importance of preserving heritage assets is made clear in the NPPF relating to the concept of 'enabling development'. This is where development which would otherwise be found contrary to Local or national policies may be permitted where it would secure the future conservation of a heritage asset per paragraph 214:

*'Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.'*

2.1.12. Additionally, heritage matters are recognised as important in a range of other chapters within the NPPF, including those relating to housing and minerals.

2.1.13. Overall, as set out above, the planning principles of the NPPF for the historic environment are that planning policies and decisions should conserve and enhance heritage assets in a manner appropriate to their significance.

## 2.2.Planning Practice Guidance (PPG)

2.2.1.The Planning Practice Guidance (PPG) provides additional context and guidance regarding the historic environment.



2.2.2. The PPG recommends that Local Plans identify specific opportunities for the conservation and enhancement of heritage assets. This could include the delivery of development within the settings of heritage assets that would make a positive contribution to, or better reveal, their significance. The PPG also makes clear the need to consider the relationship and impact of other policies on the delivery of the positive strategy for conservation including enhancement.

2.2.3. The PPG also helps to define terms related to the historic environment:

*“Architectural and artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.*

*Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.”*

(Paragraph: 006 Reference ID: 18a-006-20190723)

## 2.3. Statutory Bodies

2.3.1. Historic England are the national body who oversee the National Heritage List for England. They are a statutory consultee for the preparation of Local Plans, as well as developments affecting heritage assets and the historic environment. Historic England also produces a range of guidance and advice documents relating to planning<sup>1</sup>. While its guidance documents are not national planning policy, the helpful and informative advice set out in these documents has been considered when formulating our approach.

2.3.2. The Gardens Trust is a charity organisation and statutory consultee with a focus on protecting Gardens and other designed Landscapes. They operate on a number of levels, with Berkshire Gardens Trust undertaking these obligations within Wokingham. The Gardens Trust have published a number of guidance notes and leaflets relating to the Planning system<sup>2</sup>.

2.3.3. Berkshire Archaeology is an archaeological advice service for Windsor and Maidenhead, Reading, Bracknell Forest, Slough and Wokingham Boroughs. It was established in 2004 and offers a range of services to ensure the area’s archaeology is recorded, preserved and managed in a suitable manner.

2.3.4. Berkshire Archaeology manage the Historic Environment Record (known as the HER), a database of archaeological sites, finds, historic buildings and historic landscapes across the five boroughs listed above. The records range from the oldest Stone Age tools and prehistoric settlements, through medieval villages and farms, to World War II remains and modern structures based on many decades of research and archaeological investigation. The

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<sup>1</sup> A full list is available at: <https://historicengland.org.uk/advice/find/a-z-publications/>

<sup>2</sup> <https://thegardenstrust.org/conservation/conservation-publications/>

role of Berkshire Archaeology is to advise on planning policy and individual development proposals, to make sure the impact of development on archaeology can be mitigated, and that fieldwork programmes are carried out to the highest standard.

### 3. Existing Local Plan Policies and background documents

3.1.1. Within the adopted development plan the principal heritage policies are contained within the Managing Development Delivery Local Plan (MDD). Policy TB24 relates to designated heritage assets and outlines how the council seeks the conservation and the enhancement of designated heritage assets and their settings.

3.1.2. Policy TB25 covers archaeological remains. It covers investigation along with either preservation, or excavation, recording and archiving where required. Finally, Policy TB26 relates to non-designated heritage assets or, as they are referred to within the policy, Buildings of Traditional Local Character, and Areas of Special Character.

3.1.3. The Borough has also adopted several Neighbourhood Plans which form part of the Council's Development Plan and are used as the starting point for making decisions on planning applications in that area, alongside the adopted local plans. A local community, often through the parish or town council, has the option of producing a neighbourhood development plan to influence how their local area should develop and grow. Neighbourhood development plans must be in general conformity with strategic policies in a local plan. The adopted Neighbourhood Plans, and any policies relevant to this Topic Paper, can be found in the list below:

- Arborfield and Barkham Neighbourhood Plan, April 2020 (Policy IRS4 Protection and Enhancement of the historic character of the area)
- Finchampstead Neighbourhood Plan, September 2023 (Policy IRS3 Conservation and Enhancement of the historic character of the area)
- Ruscombe Neighbourhood Plan, January 2024 (Policy RU3 Ruscombe Conservation Area and Policy RU4 (Buildings of Traditional Local character
- Shinfield Neighbourhood Plan), January 2017
- Twyford Neighbourhood Plan, July 2023 (Policy 15 The Natural and Historic Environment)

3.1.4. To inform and support this policy approach a series of supporting documents which consider the historic environment have been prepared:

- Wokingham Town Centre Masterplan Supplementary Planning Document (2010)
- Wokingham Borough Council Borough Design Guide (2012)
- Wokingham Borough Landscape Character Assessment (2004)
- Wokingham Borough Landscape Character Assessment (2019)
- East Berkshire Historic Landscape Characterisation (2019)
- Conservation Area appraisals
- East Berkshire Archaeology Survey (1987)
- Buildings of Traditional Local Character - Policy and Procedures (2017)
- WDC Historic landscape Survey (1997)
- Areas of Special Character Survey Sheets (1994)

3.1.5. An updated Landscape Character Assessment (2019) has been published, which considers the different landscape character areas across the borough and builds on the earlier 2004 version by taking into account recent land use changes. It includes a broad range of information, including the historic landscape of the borough, which helps to inform both plan making, and decision taking.

## 4. The History of Wokingham Borough

- 4.1.1 Wokingham Borough is located in the historic Royal County of Berkshire. The name Wokingham is thought to originate from the name of a historic Saxon landowner and tribal leader in the South-East of England called Wocca. Wokingham is now thought to mean Wocca's people's home, previously however this had been corrupted to Oakingham meaning Town of the Forest. This is reflected in the historic Borough Blazon with the Coat of Arms of containing acorns and the former Motto 'E Glande Quercus' or 'From the Acorn, The Oak'.
- 4.1.2 Wokingham Borough, along with its constituents, parishes, wards, towns and villages are considered as being part of the Royal County, named for the presences of Windsor Castle in the adjacent Royal Borough of Windsor and Maidenhead. However, this has not always been the case with parts of Hurst, Shinfield and Wokingham itself historically parts of Wiltshire, due to their previously being under the ownership of the Bishop of Salisbury, until 1844, as shown on Jean Rocque's 1762 'A Map of the County of Berks'.
- 4.1.3 The Borough and its settlements have an expansive history dating back through the modern era into the ancient with settlements occupied for over a thousand years. The settlements of Barkham, Earley, Finchampstead, Hartley, Remenham, Shinfield, Sonning, Swallowfield, Warfield, Wargrave and Whistley are all recorded in the Domesday Book. Whilst it has been documented that the inclusion of a village in this record may in fact refer to individual farmsteads it is nevertheless evidence of continued occupation of these sites, since the early Norman period. Additionally, through settlement place names we can date many of our other settlements into the Anglo-Saxon period and beyond.
- 4.1.4 Much of Wokingham Borough originally formed part of the Royal Forest of Windsor, historically the area known as the Royal Forest was not a place of dense trees (in the sense of the modern meaning of the word 'forestry') but a place of heath, some woodland, some settlements and their open fields, rivers and marshes. The treaty of Edward I in 1300 sets the western boundary of this area as the River Loddon, a tributary of the River Thames, which bisects the Borough in a roughly northerly direction, with approximately 25% of the borough to the west of the River Loddon and 75% to the east.
- 4.1.5 Other important lines of heritage interest which transect the Borough include the borough's mainline railways, the Reading to Paddington line which crosses through the north of the borough via Twyford, which forms part of the Great Western Railway (GWR) of Isambard Kingdom Brunel along with its associated buildings and structures. In addition, the railway line which runs between Reading and London Waterloo, serves Wokingham, Winnersh, Winnersh Triangle and Earley stations.
- 4.1.6 Whilst 20<sup>th</sup> century developments have frequently removed earlier features from the landscape, this has itself resulted in new heritage assets being found in the borough, for example concrete and brick pillboxes, such as those along the Foudry Brook, Loddon and Blackwater Rivers, which mark the GHQ stop line, a major defence work of the Second World War. Other important sites from the Second World War include defences for the army barracks at Arborfield, those surrounding the former Reading aerodrome at Woodley, various of prisoner of war camp sites and barracks sites used in the build up to D-day. These newer

heritage assets are of importance to the borough, and it is critical that further heritage is not lost or diluted.

4.1.7 Many of the borough's ancient settlements follow traditional transport routes, with the River Thames to the north, the Devils Highway running across the south of the borough and other settlements located in close vicinity to the crossing points of water bodies as can be seen on John Norden's 'Maps of Forests around Windsor' from 1607.

4.1.8 The historic legacy of the borough's settlements, their individual histories and uniqueness of place is of critical importance to residents in forming their understanding of the borough as a whole, along with its constituent parts, to this day. The rest of the borough is set within broad swathes of countryside, scattered with small hamlets and farms, and punctuated with historic parkland along with associated stately houses.

## 5. Wokingham Borough's Heritage Assets

### 5.1 Introduction

5.1.1. Wokingham Borough contains both designated heritage assets such as Listed Buildings, Scheduled Monuments, National Registered Historic Parks and Gardens and Conservation Areas along with non-designated heritage assets, including Buildings of Traditional Local Character and Areas of Special Character. There are no World Heritage Sites or Historic Battlefields within Wokingham Borough.

### 5.2 Designated Heritage assets

#### Statutorily Listed Buildings

5.2.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 states that the Secretary of State shall compile lists of buildings of special architectural and historic interest, or approve such lists compiled by the Historic Buildings and Monuments Commission for England.

5.2.2. England's Listed Buildings are separated into three grades:

- Grade I buildings are of exceptional interest, only 2.5% of England's Listed Buildings are Grade I
- Grade II\* buildings are particularly important buildings of more than special interest; 5.8% of England's Listed Buildings are Grade II\*
- Grade II buildings are of special interest; 91.7% of all England's Listed Buildings are in this class and it is the most likely grade of listing for a homeowner<sup>3</sup>.

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<sup>3</sup> Historic England 2021, Listed Buildings, Historic England, Accessed September 2021, <https://historicengland.org.uk/listing/what-is-designation/listed-buildings/>

5.2.3. Buildings are listed and given protection because of their special architectural or historic interest. Buildings can be listed for several reasons including:

- Age or rarity,
- Innovative building technique,
- Part of a picturesque group of buildings,
- Association with a famous person or notable event.<sup>4</sup>

5.2.4. Listed Building Consent is needed for changes to a building that would alter the special architectural or historic interest. The Act also stipulates consideration may also be given to the setting of the Building:

- *“Any respect in which its exterior contributes to the architectural or historic interest of any group of buildings of which it forms part; and*
- *The desirability of preserving, on the ground of its architectural or historic interest, any feature of the building consisting of a man-made object or structure fixed to the building or forming part of the land and comprised within the curtilage of the building”<sup>5</sup>.*

5.2.5. Additionally, buildings and structures found within the curtilage of a listed building may also be treated as listed if they conform to various criteria, such as having been constructed prior to 1<sup>st</sup> July 1948. Further details of these criteria may be found in the Listed Buildings and Curtilage Historic England Advice Note 10<sup>6</sup>. Wokingham Borough Council received 78 Listed Building Consent applications in 2023.

5.2.6. According to Historic England’s ‘Live List’ Wokingham Borough contains 652 Listed Buildings and structures - see Map 1 below. Of these 9 are Grade I, 40 Grade II\* with the remaining 603 being Grade II. Appendix A sets out the Grade I and II\* buildings within the borough, the locations of which are shown in Map 2. The highest concentration of Listed Buildings is found within or in close proximity to older settlements of the Borough, including Wokingham and the northern settlements of Hurst, Wargrave and Twyford.

5.2.7. The demolition of a listed building or its alteration or extension in any manner that would affect its character as a building of special architectural or historic interest is prohibited, unless the works are authorised i.e., consent is obtained from the local planning authority.

5.2.8. Further information on all nationally protected historic buildings and sites in England can be found on the National Heritage List for England (NHLE)<sup>7</sup>.

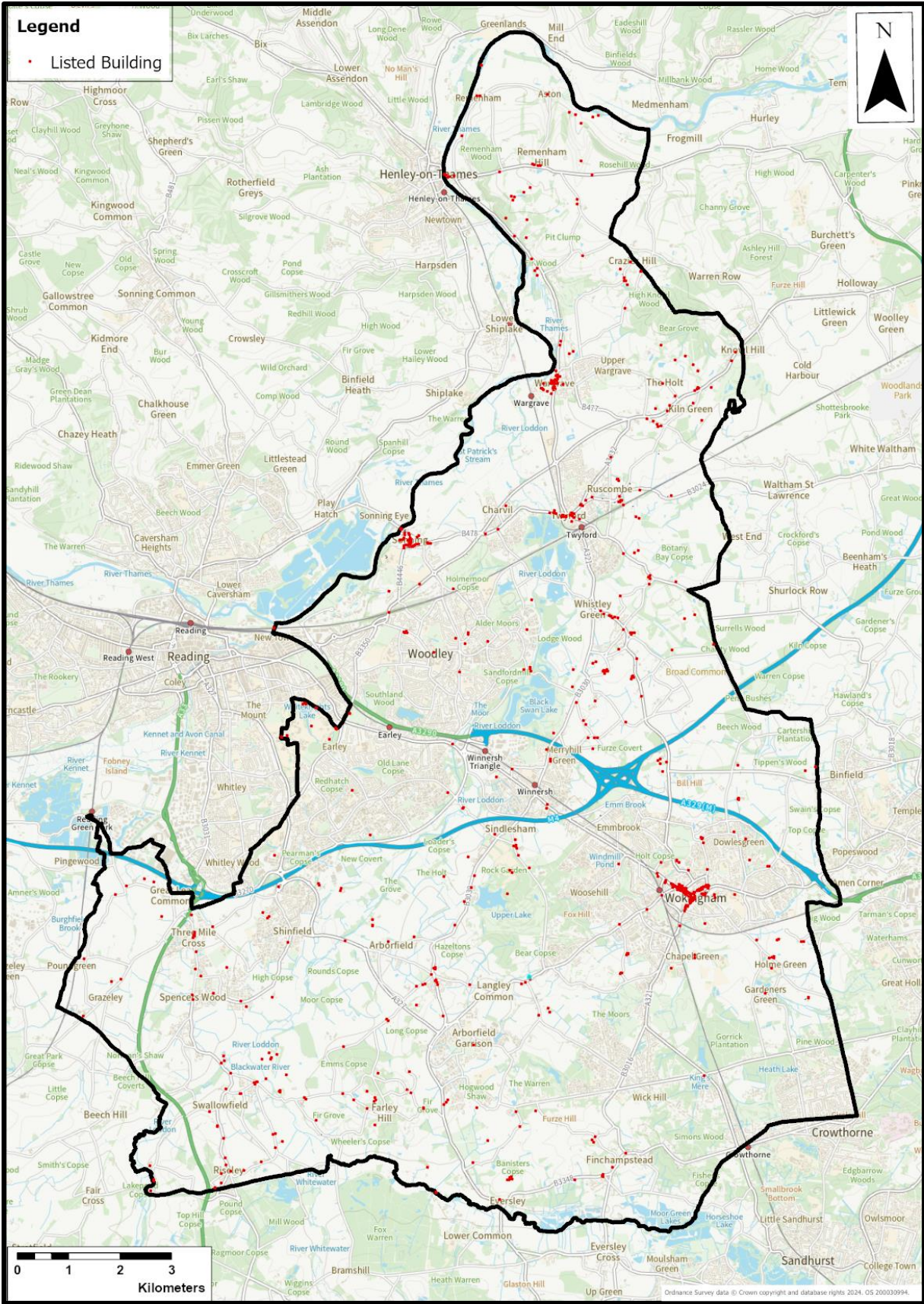
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<sup>4</sup> Historic England 2021, Listing Selection Guides, Historic England, Accessed September 2021, <https://historicengland.org.uk/listing/selection-criteria/listing-selection/>

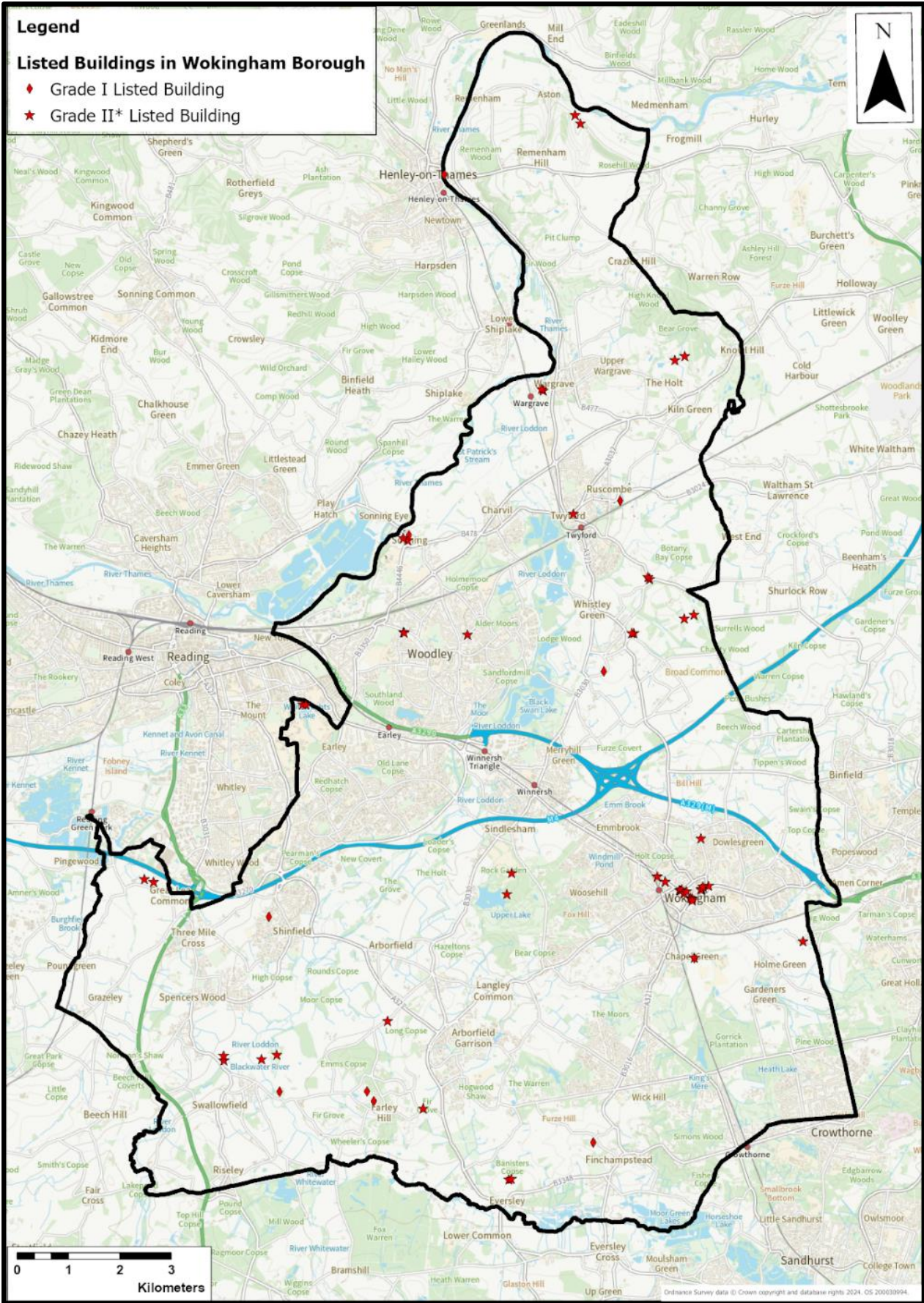
<sup>5</sup> Planning (Listed Buildings and Conservation Areas) Act 1990, c. 1 Available at <https://www.legislation.gov.uk/ukpga/1990/9/section/1>

<sup>6</sup> Historic England, 2018, *Listed Buildings and Curtilage*, Historic England Advice Note 10 <https://historicengland.org.uk/images-books/publications/listed-buildings-and-curtilage-advice-note-10/heag125-listed-buildings-and-curtilage/>

<sup>7</sup> <https://historicengland.org.uk/listing/the-list/>



Map 1 Location of Listed Buildings in Wokingham Borough as of September 2024



Map 2 Locations of Grade I and Grade II\* Listed Buildings in Wokingham Borough as of September 2024

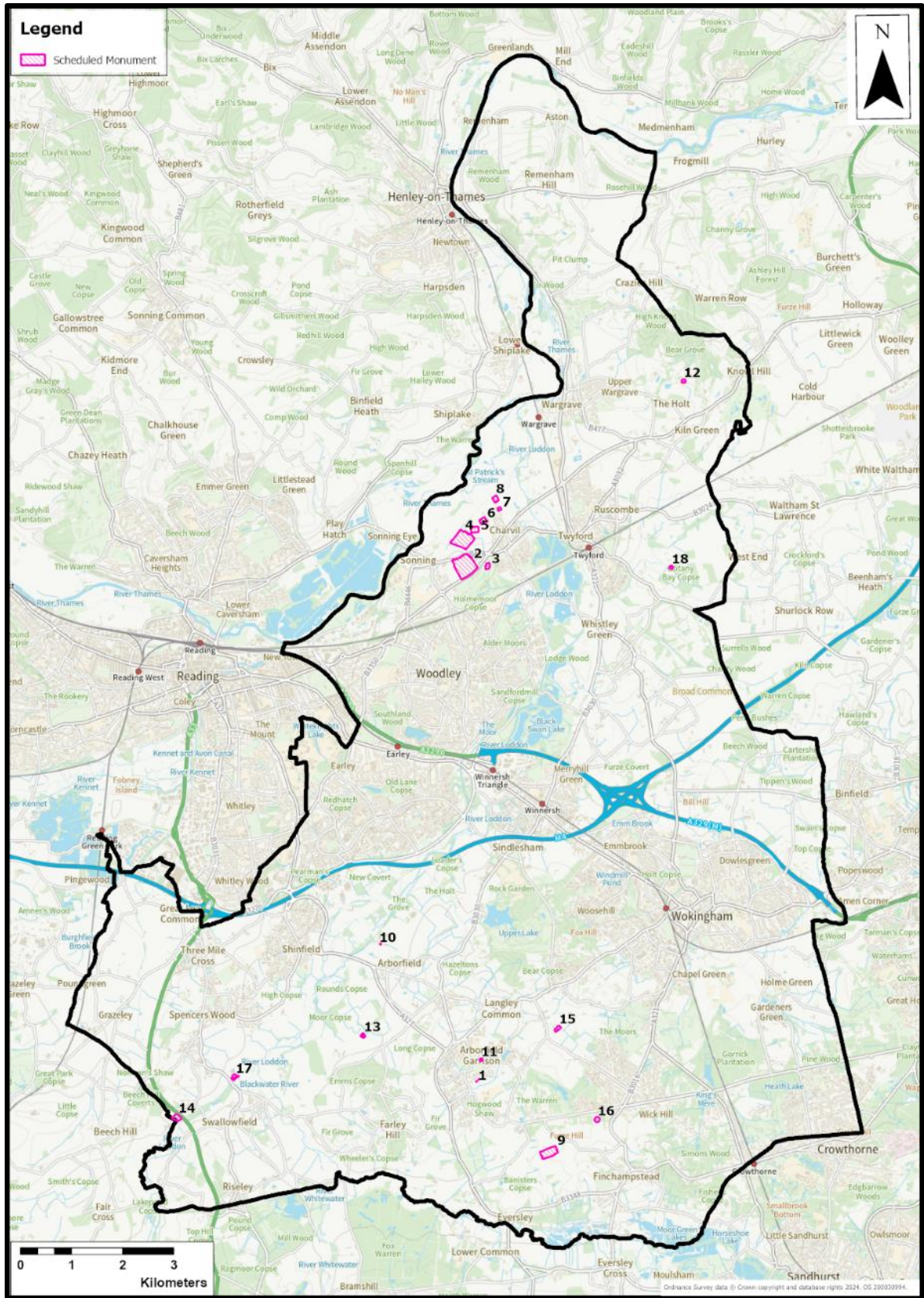


## Scheduled Monuments

- 5.2.9. Scheduling is the oldest form of heritage protection in the United Kingdom, and only applies to sites which may be considered to hold national importance. The form of Scheduled Monuments may vary from intact, through stages of ruin and degradation, to invisible subsurface remains. Scheduled monuments cannot be occupied for residential purposes, unless the occupational use is ancillary to that of heritage, for example site caretakers.
- 5.2.10. Sites may hold both Listed Building and Scheduled Monument status. For example, the Listed Buildings entry number 13313014, named 'Remains of Old Church at NGR SU 7495 6802' can also be found under the Scheduled Monument list entry 1006975 under the name 'Site of Saint Bartholomew's Church'.
- 5.2.11. Scheduled Monument Consent must be obtained from Historic England before any works that would have any material or visual impact upon a Scheduled Monument, or its setting can be carried out.
- 5.2.12. Wokingham Borough contains 18 Scheduled Monuments in total. The names, list entries and locations of which can be found in Table 1 and Map 3 below.

*Table 1 Scheduled Monuments Located in Wokingham Borough*

Location Number	Name of Scheduled Monument	Scheduling Entry	Parish
1	Infirmiry Stables, Arborfield	1006949	Barkham
2	Cropmark complex S of Charvil Lane	1006960	Sonning
3	Cropmark complex NE of Model Farm	1006961	Sonning
4	Cropmark complex in Straighthanger Field	1006962	Sonning
5	Cropmark site E of Broadmoor Lane	1006963	Sonning
6	Cropmark complex SW of St Patrick's Avenue	1006964	Sonning
7	Ring ditch cropmark E of St Patrick's Avenue	1006965	Charvil
8	Cropmark enclosure and pits NE of St Patrick's Avenue	1006966	Charvil
9	Roman buildings E of Wheatlands Manor	1006968	Finchampstead
10	Site of St Bartholomew's Church	1006975	Arborfield and Newland
11	Moated site north of the Moat House	1009886	Barkham
12	Moated site 100m south-west of Bear Place	1013137	Wargrave
13	Moated site at Kenney's Farm	1013139	Arborfield and Newland
14	Moated Manorial Site at Beaumys Castle, 200m north-east of Priory Farm	1013179	Swallowfield
15	Moated site and associated enclosure at Church Farm	1013181	Barkham
16	Bell barrow 160m north-west of Warren Lodge	1013244	Finchampstead
17	Moated site at Sheepbridge Court	1013336	Swallowfield
18	Moated site and fishpond at Botany Bay Copse	1013351	Ruscombe



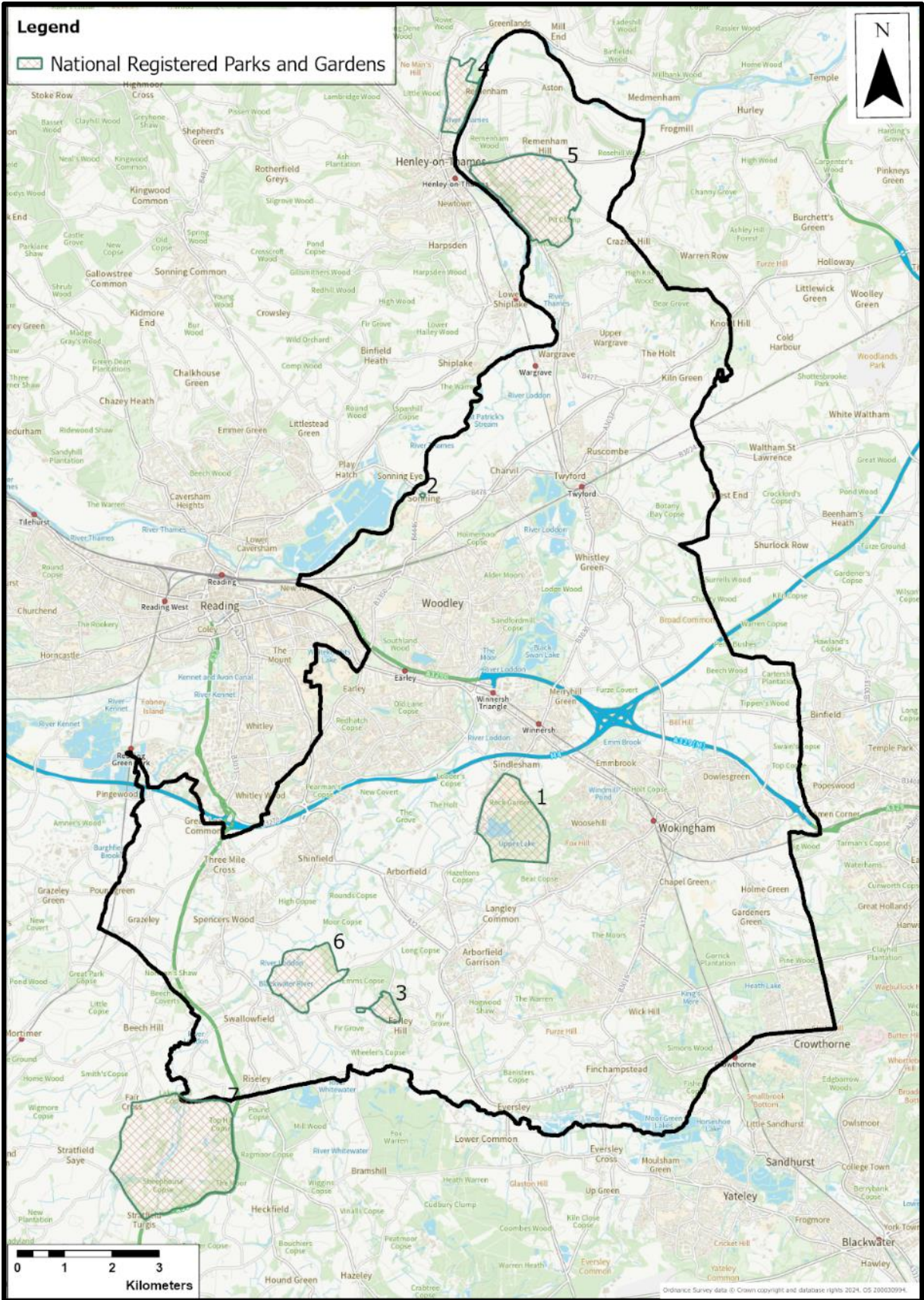
Map 3 Location of Scheduled Monuments in Wokingham Borough as of September 2024

## National Registered Historic Parks and Gardens

- 5.2.13. The Historic England 'Register of Parks and Gardens of Special Historic Interest in England' was established in 1983. It identifies sites assessed to be of particular significance including gardens, grounds and other planned open spaces, such as town squares. Listing on the Register provides a legal protection to sites, similar to the entry of buildings as a designated Listed Building.
- 5.2.14. At a national level the Gardens Trust holds a statutory right to be consulted where planning applications may impact these historically significant landscapes. The Gardens Trust deputises this obligation to daughter organisations at a county level and therefore the Berkshire Gardens Trust is the statutory consultee for planning matters which may affect Registered Historic Parks and Gardens in Wokingham Borough.
- 5.2.15. Wokingham Borough contains all or part of seven Registered Historic Parks and Gardens, four of which are Grade II\* and three are Grade II listed. Their names, list entry, Grade and location are set out in Table 2 and located on Map 4 below.
- 5.2.16. In the case of Location Number 4 Fawley Court and Temple Island, the Temple Island section of the listing is located within Wokingham Borough, with the larger section of the listing located in South Oxfordshire. In the case of Location Number 7 Stratfield Saye Park, only a very small part of the designation falls within Wokingham Borough, the large majority of the listing being located in Basingstoke and Deane District.

*Table 2 - Registered Historic Parks and Gardens Located in Wokingham Borough*

Location Number	Name of Registered Historic Parks and Gardens	Grade	List Entry Number	Parish
1	BEARWOOD COLLEGE	II*	1000414	Arborfield and Newland / Barkham
2	DEANERY GARDEN	II*	1000445	Sonning
3	FARLEY HALL	II	1000526	Swallowfield
4	FAWLEY COURT AND TEMPLE ISLAND	II*	1000390	Remenham / South Oxfordshire
5	PARK PLACE, AND TEMPLE COMBE	II*	1000588	Remenham / Wargrave
6	SWALLOWFIELD PARK	II	1000537	Swallowfield
7	STRATFIELD SAYE PARK	II	1000866	Swallowfield/Basingstoke & Deane



Map 4 Registered Historic Parks and Gardens in Wokingham Borough as of September 2024

## Conservation Areas

5.2.17. Introduced by the 1967 Civic Amenities Act, there are some 9,300 Conservation Areas across England. Conservation Areas are designated to recognise the historic character of an area and/or in answer to the impact of development, neglect, and other threats, on areas which are considered to have special architectural or historic interest. Conservation Area appraisals are the mechanism for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance. Appraisals do not seek to prevent changes within Conservation Areas, rather they act to manage alterations, providing a reference or benchmark of the special character within the area. For example, the recent regeneration and improvements to Wokingham town centre have resulted in changes to the appearance of areas within the Conservation Area, such as redevelopment of unattractive 1970s buildings, that were considered in their architectural form to negatively relate with the surrounding traditional historic buildings, and which detracted from the settings of heritage assets and the character of the Conservation Area. This demonstrates that through sensitive design and consideration of heritage assets, appropriate development can take place and enhance a Conservation Area.

5.2.18. Wokingham Borough currently contains 16 Conservation Areas; further information on can be found on the Council's website<sup>8</sup>. The names and locations of the Borough's Conservation Areas are as set out in Table 3 below. The name of the designating Authority at the time is referred to in the date designated column with Berkshire County Council referred to as BCC and Wokingham District Council as WDC.

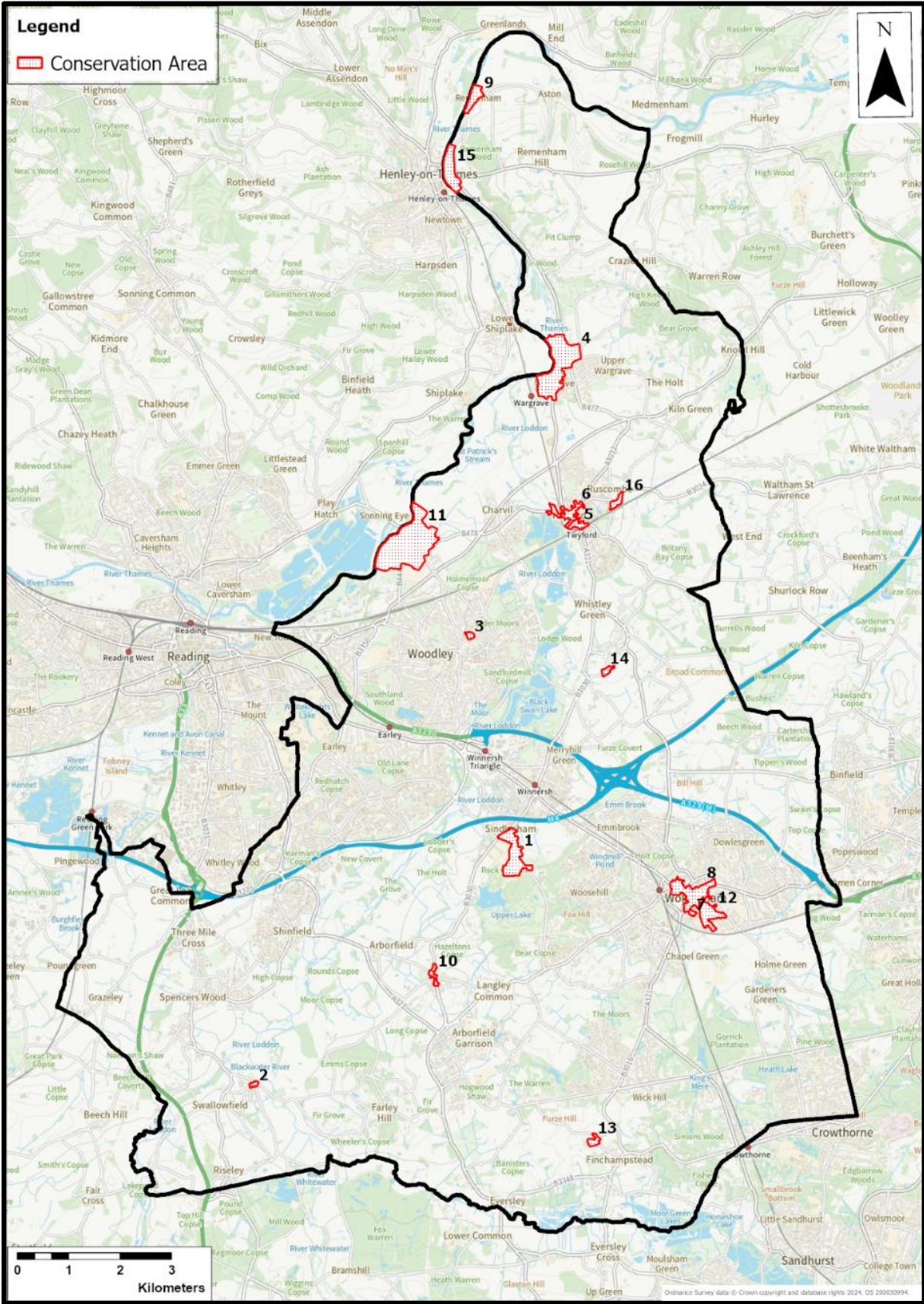
5.2.19. Table 3 and Map 5 below detail the location of each Conservation Area in Wokingham Borough.

Table 3 Conservation Areas Located within Wokingham Borough

Location Number	Conservation Area Name	Date of designation / Most Recent Revision
1	Sindlesham Conservation Area	02/12/1993 (WDC)
2	Swallowfield Conservation Area	January 1992 (WDC)
3	Woodley Green Conservation Area	December 1990 (WDC)
4	Wargrave Conservation Area	12/08/1971 (BCC) / 03/12/1992 (WDC)
5	Twyford Station Conservation Area	13/06/1996 (WDC)
6	Twyford Conservation Area	05/12/1978 (WDC) / 13/06/1996 (WDC)
7	Langborough Road Conservation Area	13/06/1996 (WDC)
8	Wokingham Town Centre Conservation Area	19/02/1970 (BCC) / 13/06/1996 (WDC)
9	Remenham Church Conservation Area	04/12/2002 (WDC)

<sup>8</sup> <https://www.wokingham.gov.uk/planning/how-to-apply-for-planning-permission/listed-buildings-heritage-and-conservation-areas/>

Location Number	Conservation Area Name	Date of designation / Most Recent Revision
10	Arborfield Cross Conservation Area	21/09/1998 (WDC)
11	Sonning Conservation Area	23/09/1971 (BCC) / 13/06/1996 (WDC)
12	Murdoch Road Conservation Area	26/02/2004 (WDC)
13	Finchampstead Church Conservation Area	29/04/1993 (WDC)
14	Hurst Conservation Area	10/06/1971 (BCC)
15	Remenham Henley Bridge Conservation Area	10/06/1971 (BCC)
16	Ruscombe Conservation Area	10/06/1971 (BCC)



Map 5 Location of Conservation Areas

## Heritage at Risk

- 5.2.20. Historic England maintains the Heritage at Risk (HAR) programme, which helps us to understand the state of historic sites and identifies those sites most at risk of being lost through neglect, decay or inappropriate development. Every year, heritage assets that are deemed to be 'at risk' are included on the annual Heritage at Risk Register.
- 5.2.21. The Heritage at Risk Register includes buildings and structures, places of worship, archaeology entries (Scheduled Monuments), registered parks and gardens, registered battlefields, protected wreck sites and Conservation Areas.
- 5.2.22. Local planning authorities should set out policies within local development plans for the conservation of heritage assets most at risk.
- 5.2.23. The 2023 Heritage at Risk Register for London and the South-East Region shows there are 6 heritage assets completely contained within Wokingham Borough. In addition, the asset known as Fawley Court and Temple Island is partially located in Wokingham Borough and neighbouring South Oxfordshire.<sup>9</sup> These assets can be found on Map 6 below.

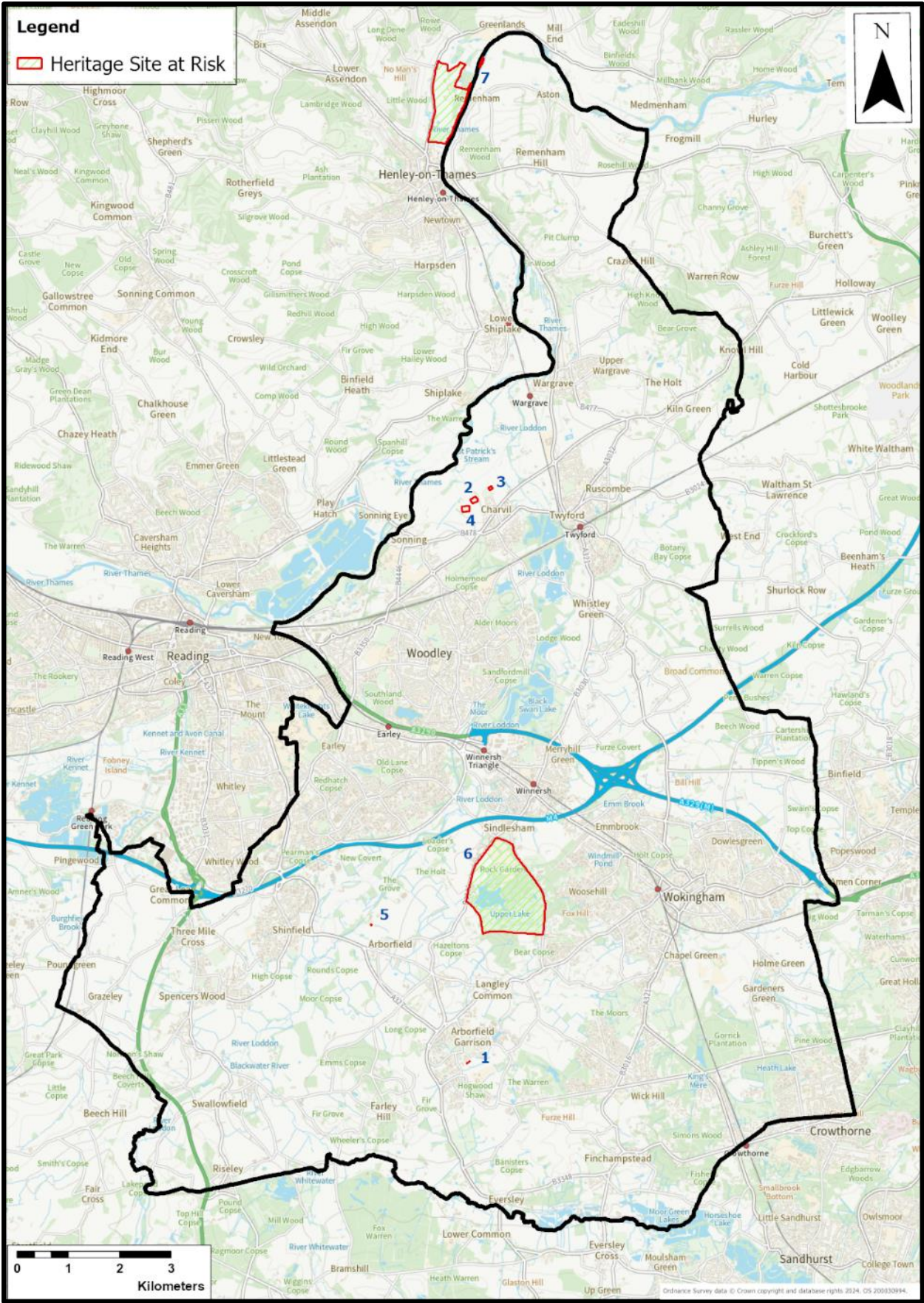
*Table 4 Assets Within Wokingham Borough referenced on the Heritage at Risk Register 2023*

Number	Type of Heritage Asset	Entry Name	Assessment Number	Form	Parish
1	Scheduled Monument	Former Infirmary Stables, Arborfield Garrison, Arborfield	1006949	Building or structure	Barkham
2	Scheduled Monument	Cropmark complex south west of St Patrick's Avenue	1006964	Archaeology	Sonning
3	Scheduled Monument	Ring ditch cropmark east of St Patrick's Avenue	1006965	Archaeology	Charvil
4	Scheduled Monument	Cropmark site east of Broadmoor Lane	1006963	Archaeology	Sonning
5	Scheduled Monument	Ruins of St Bartholomews Church, Arborfield	1006975	Building or structure	Arborfield and Newland
6	Registered Park and Garden	Bearwood College	1000414	Park and garden	Arborfield and Newland / Barkham

<sup>9</sup> Historic England, 2023, *Historic England - Heritage at Risk Register 2023, London and Southeast*, Heritage at Risk 2023 Registers, HE0061



7	Registered Park and Garden	Fawley Court and Temple Island	1000390	Park and garden	Remenham / South Oxfordshire.
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Map 6 Assets Located on the Heritage at Risk Register as of September 2024

## 5.3 Non-Designated Heritage Assets

### Locally Listed Buildings

- 5.2.24. Some buildings, structures, monuments and open spaces, while not statutory listed or scheduled, may nevertheless be of architectural and historic interest or may make a significant contribution to the character and appearance of an area, and may therefore be considered non-designated heritage assets.
- 5.2.25. In Wokingham Borough this includes Locally Listed 'Buildings of Traditional Local Character', Areas of Special Character, Locally Listed Parks and Gardens and Archaeological Priority Areas (APAs).
- 5.2.26. The Buildings of Traditional Local Character Policy & Procedures (2017) sets out the criteria and procedure to be used for considering and nominating a location for Listing as a Building of Traditional Local Character<sup>10</sup>.
- 5.2.27. There are currently 61 Buildings of Traditional Local Character<sup>11</sup>. Further nominations for non-designated heritage assets will be considered through the above process, or where recognised in other documents, for example Neighbourhood Development Plans. These assets can be found on Map 7 below.

*Table 5 Wokingham Borough Building of Traditional Local Character*

Number	Building of Traditional Local Character
1.	Brook Farm House, Barkham Street, Barkham
2.	46, Church Road, Earley
3.	Poor Ridge Cottage, Dell Road, Finchampstead
4.	Clandon, Pearson Road, Sonning
5.	The Gatehouse, Sonning Lane, Sonning
6.	1 Greendown Cottages, Thames Street, Sonning
7.	2 Greendown Cottages, Thames Street, Sonning
8.	Grove End, Pearson Road, Sonning
9.	Groveside, Pearson Road, Sonning
10.	Hill Cottage, Thames Street, Sonning
11.	The Hill, Thames Street, Sonning
12.	Laundry Cottage, Pearson Road, Sonning
13.	Masters, Thames Street, Sonning
14.	2 Model Farm Cottages, Sonning
15.	The Old Dairy, Thames Street, Sonning
16.	School Cottage, Thames Street, Sonning
17.	Sonning Dene, Pearson Road, Sonning
18.	South Lodge, Sonning Lane, Sonning
19.	The Vicarage, Thames Street, Sonning
20.	Yenton, Pearson Road, Sonning
21.	Challenge Cottage, Broadwater Lane, Hurst
22.	Fox Hounds Farm, Forest Road, Hurst

<sup>10</sup> <https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=439061>

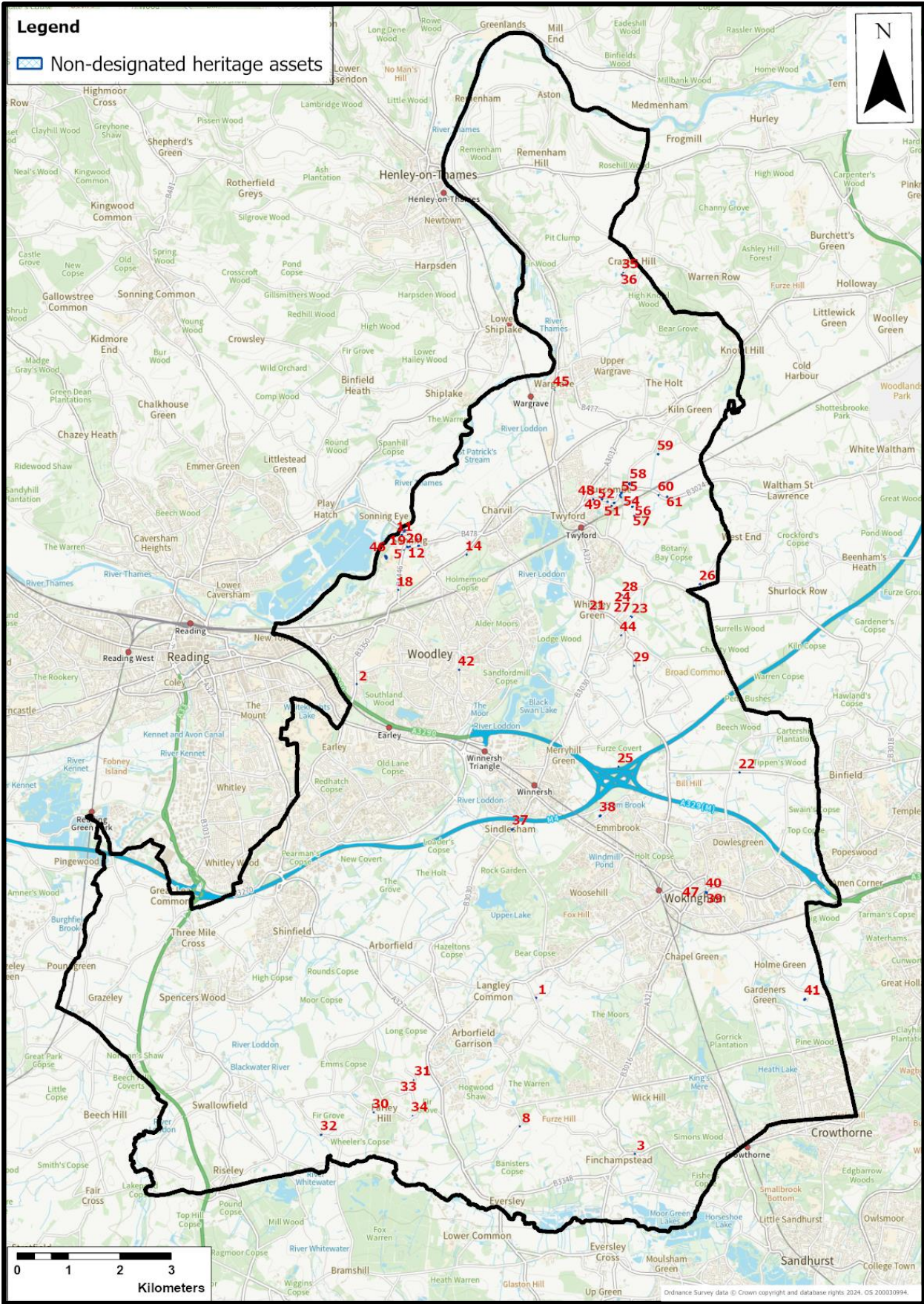
<sup>11</sup> <https://www.wokingham.gov.uk/EasySiteWeb/GatewayLink.aspx?allId=443924>

Number	Building of Traditional Local Character
23.	The Green Man Public House, Hinton Road, Hurst
24.	Little Farm, Hogmoor Lane, Hurst
25.	Pear tree Cottage, Dunt Lane, Hurst
26.	Queens Arbour, Hungerford Lane, Hurst
27.	St Swithins, Hinton Road, Hurst
28.	Thatch Cottage, Poplar Lane, Hurst
29.	Scarlet Hollies, Wokingham Road, Hurst
30.	Oak Cottage, Church Road, Farley Hill
31.	Parsons Farm, Church Lane, Farley Hill
32.	Whealers Farm, Nutbeam Lane, Hurst
33.	Woodcot, Bunces Shaw Road, Swallowfield
34.	Yew Tree Cottage, Church Road, Farley Hill
35.	Pear Tree Cottage, Crazies Hill, Wargrave
36.	Yew Tree Cottage, Crazies Hill, Wargrave
37.	Bearwood Hall, Bearwood Road, Sindlesham
38.	Toutley Hall, Old Forest Road, Winnersh
39.	61 Peach Street, Wokingham
40.	63 Peach Street, Wokingham
41.	The Old Farmhouse, Easthampstead Road, Wokingham
42.	Post Office Building, 16 Broad Street, Wokingham
43.	284 Loddon Bridge Road, Woodley
44.	The Great House Hotel, Thames Street, Sonning
45.	Barleycorn, School Road, Hurst
46.	Star Cottage (99), High Street, Wargrave
47.	Blue Coat School, Sonning Lane, Sonning
48.	Ruscombe Cottage, Ruscombe Lane, Ruscombe
49.	The Royal Oak, Ruscombe Lane, Ruscombe
50.	Kiln House, Ruscombe Lane, Ruscombe
51.	Penn's Garden, Stanlake Lane, Ruscombe
52.	Ruscombe Lodge, Southbury Lane, Ruscombe
53.	Ruscombe Grange, Church Lane, Ruscombe
54.	Holme Cottage, Ruscombe Lane, Ruscombe
55.	Rose Brook, Waltham Road, Ruscombe
56.	Southbury Farm, Southbury Lane, Ruscombe
57.	Lake Cottage, Southbury Lane, Ruscombe
58.	Willow Vale, Castle End Road, Ruscombe
59.	Castle End Farm, Castle End Road, Ruscombe
60.	Keeper's Cottage, Waltham Road, Ruscombe
61.	Lake Farm, Waltham Road, Ruscombe

5.2.28. There were two previous entries on the list which have now been superseded. Shepperlands Farmhouse, Park Lane, Finchampstead was 'elevated' to a statutory designation in June 2006 and is now listed by Historic England as Grade II (ref. 1391683). The additional level of protection offered by statutory designation (listing) makes its inclusion in the local List unnecessary. The statutory list description can be found on the [Historic England website<sup>12</sup>](https://historicengland.org.uk/listing/the-list/list-entry/1391683).

<sup>12</sup> Historic England, <https://historicengland.org.uk/listing/the-list/list-entry/1391683>

5.2.29. The List previously included No. 1 Model Farm Cottages, Bath Road, Sonning which has since been demolished as part of the 2004 planning permission (F/2004/1609). Consequently, this address has been removed from the Local List, while No. 2 Model Farm Cottages remains.



Map 7 Non-designated heritage assets: Buildings of Traditional Local Character as of September 2024

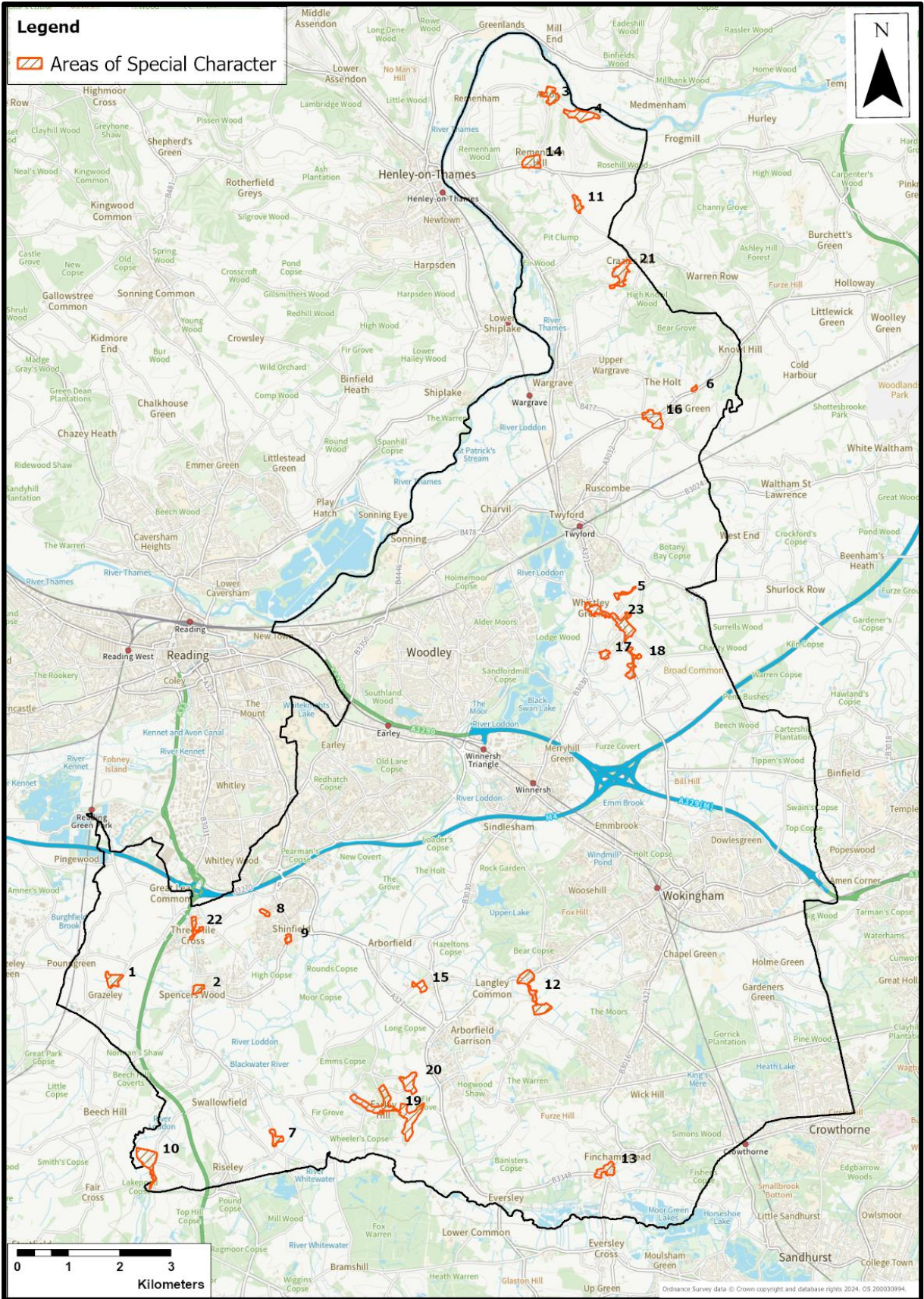
## Areas of Special Character

5.2.30. There are areas or groups of buildings that are of a consistent period or character, but where a Conservation Area designation may not be justified. Such areas have local value and may be designated through local listing as Areas of Special Character. Areas of Special Character were initially identified through a built environment survey that informed the 1994 Wokingham District Plan. Since then, this local designation and the areas identified were reaffirmed through the adoption of the Managing Development Delivery Document (MDD) in 2014, in accordance with MDD Policy TB26 'Buildings of Traditional Local Character and Areas of Special Character'.

5.2.31. There are 23 Areas of Special Character in the Borough, the location and names of which can be found on Map 8 and Table 6 below:

*Table 6 - Areas of Special Character Location Guide*

Location Number	Area of Special Character Name	Parish
1	Grazeley, Shinfield	Shinfield
2	The Square, Spencers Wood, Shinfield	Shinfield
3	Aston, Remenham	Remenham
4	Culham Riverside Group, Remenham	Remenham
5	Poplar Lane, Hurst	St. Nicholas, Hurst
6	Kiln Green, Wargrave	Wargrave
7	Riseley Farm, Swallowfield	Swallowfield
8	Shinfield Church, Shinfield	Shinfield
9	Shinfield Green, Shinfield	Shinfield
10	Stanford End, Riseley (Swallowfield)	Swallowfield
11	Upper Culham, Wargrave	Wargrave
12	Barkham Church & Manor, Barkham	Barkham
13	Finchampstead Village, Finchampstead	Finchampstead
14	Remenham Hill, Remenham	Remenham
15	Chamberlain's Farm, Arborfield	Arborfield and Newland
16	Hare Hatch, Wargrave	Wargrave
17	The Old School House, Hurst	St. Nicholas, Hurst
18	Wokingham Road, Hurst	St. Nicholas, Hurst
19	Farley Hill, Swallowfield	Swallowfield
20	Farley Hill Farm, Swallowfield	Swallowfield
21	Crazies Hill	Wargrave
22	Three Mile Cross	Shinfield
23	Village Centre, Hurst	St. Nicholas, Hurst



Map 8 Wokingham Borough Areas of Special Character



5.2.32. The council's approach regarding Areas of Special Character has been considered at several planning appeals. In the appeal decision for 'Land East of Barkham Manor, Barkham Road' (ref. APP/X0360/W/20/3264137) (2021), the Inspector discussed the heritage impacts of four proposed dwellings on the Barkham Street Area of Special Character in paragraph 24:

*'The Council contends that the proposal would harm the settings of the manor, its grounds and the ASC [Inspector's abbreviation of Area of Special Character]. I consider that the ASC constitutes a non-designated heritage asset in the terms of the Framework.'*

5.2.33. The Inspector continues in paragraphs 25 and 26:

*'The site's historic association to the manor and its contribution to the character of the countryside has a positive effect on the rural settings and significance of the manor, its grounds and the ASC...*

*I have already found that the development would have a suburbanising effect on the area and erode the undeveloped countryside setting of the manor. The setting of the ASC would therefore also be harmed'.*

5.2.34. The appeal is dismissed with the Inspector concluding in paragraph 42 that:

*'...taking into account the considerable importance and weight that I must give to harm to designated heritage assets, the public benefits would not outweigh the harm that would be caused to the significance of the listed building. In addition, the benefits would not outweigh the moderate harm to the non-designated heritage assets.'*

5.2.35. Another example is the appeal decision issued for '27-29 The Square, Spencers Wood' (ref. APP/X0360/W/17/3172361) dated July 2017, where the Inspector discusses the harm that two proposed dwellings would have on character of 'The Square Area of Special Character' in paragraph 12:

*'I conclude that the proposed development would be at odds with the distinctive pattern of development of the area. It would be in conflict with... policies TB06 and TB26 of the Managing Development Delivery Local Plan 2014. These resist inappropriate development of residential gardens which would harm the area and seek development which is of appropriate layout and character to the area, and which maintains or enhances the high quality of the environment. They require in Areas of Special Character, that development retains and enhances the traditional, historical, local, and special character of the area'.*

5.2.36. In paragraph 18, the Inspector reaches the conclusion to dismiss the appeal and uphold the Council's decision to refuse planning permission:

*'In summary, whilst the development would provide a modest benefit of two houses to local housing supply in accordance with paragraph 47 of the Framework, this is outweighed by the harm to the character of the area and the conflict with the policies of the development plan. For the reasons given above, and taking account of all matters raised, I conclude that the appeal should be dismissed'.*

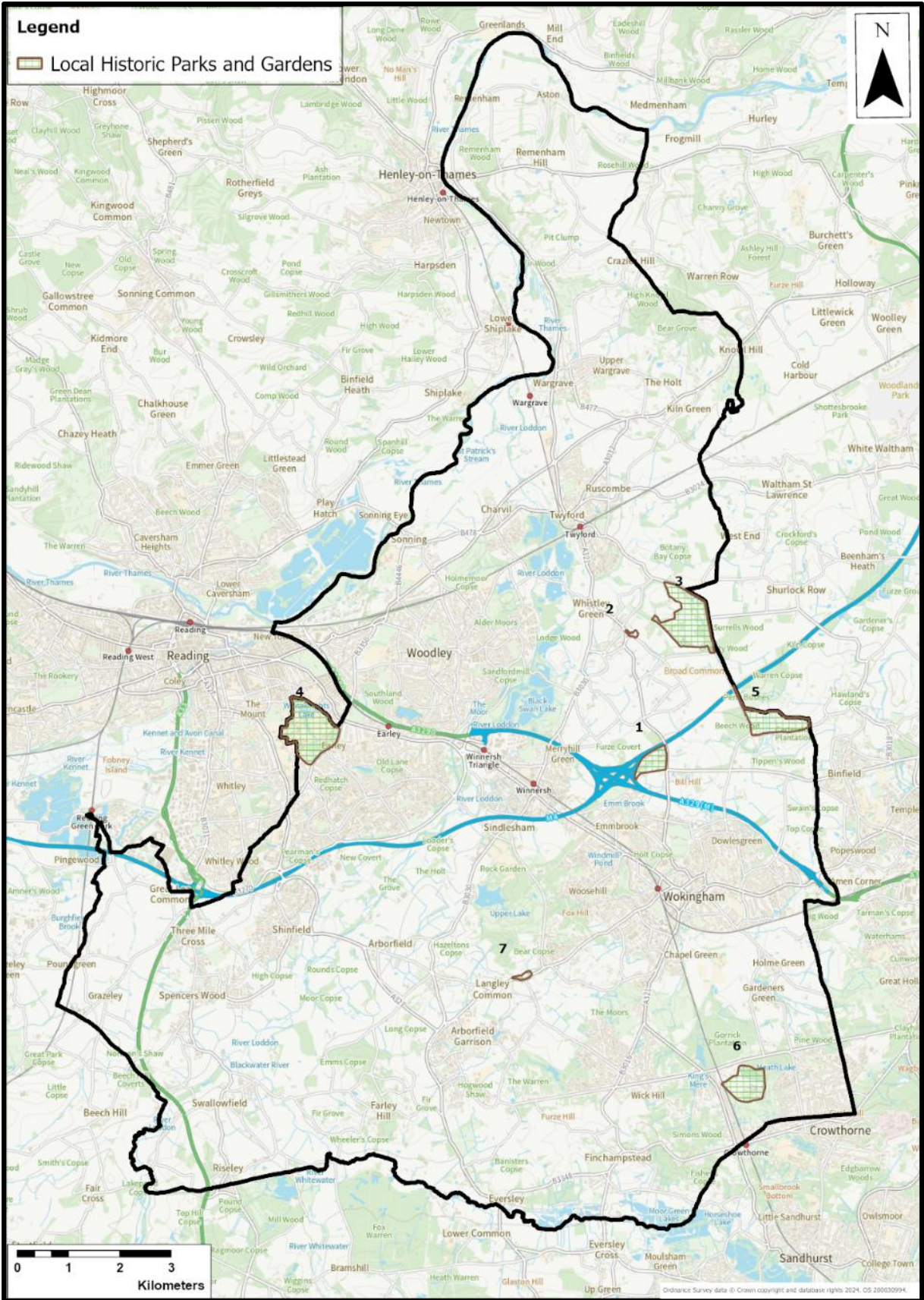
- 5.2.37. The above planning appeals highlight how Areas of Special Character play an important role in retaining and enhancing the special character of buildings, areas and their settings outside of formally designated Conservation Areas. These appeal decisions demonstrate how the role and purpose of AoSCs still remains relevant today, having been included in Local Plans consistently over the last twenty years. All 23 Areas of Special Character have been re-assessed as part of the Local Plan Update process, in order to verify their local designation status, including reviewing recent, relevant applications and appeal decisions, to better understand the context and development pressures in each of the Areas.
- 5.2.38. Whilst this assessment did not include a formal boundary review, it considered the composition and setting of an Area of Special Character, before identifying any designated and non-designated heritage assets, both within and around the boundary. Consultation and engagement with the Council’s Conservation helped to identify buildings that are not formally designated or non-designated heritage assets, but that make a positive contribution to the character of the AoSC. These were identified as ‘undesigned’ heritage assets.
- 5.2.39. It is possible that after more detailed future work, some of these undesigned assets may be suitable for non-designated heritage asset status. In summary, the desk-based assessments form part of the evidence base for the Local Plan Update (see Appendix C) and provide justification for continuing to identify Areas of Special Character in all 23 places referenced in Table 6 and retaining these areas in the LPU.

#### Local Historic Parks and Gardens

- 5.2.40. The council maintains a list of locally recognised parks and gardens, which are considered to be of special local interest. These were first designated by Berkshire County Council as part of the Wokingham District Local Plan and most recently amended in 2002 and can be found on Map 9 below.

*Table 7 Local Historic Parks and Gardens Within Wokingham Borough*

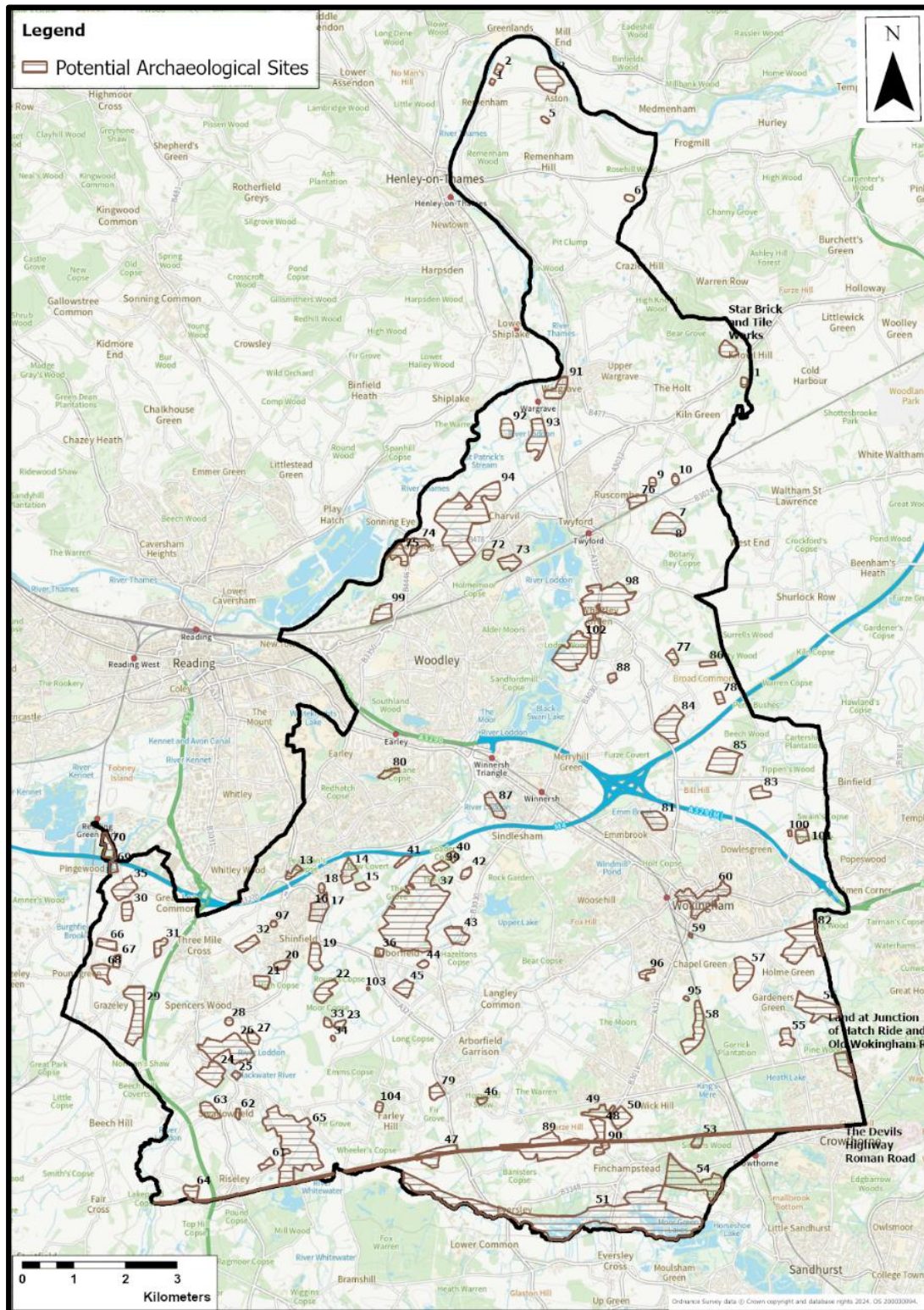
Local Historic Parks and Gardens	Parish
Bill Hill Park, Hurst	St. Nicholas, Hurst
Hurst Lodge, Hurst	St. Nicholas, Hurst
Haines Hill, Hurst	St. Nicholas, Hurst
Whiteknights Park, Earley	Earley
Billingbear, Hurst	St. Nicholas, Hurst
Ravenswood, Wokingham Without	Wokingham Without
Barkham Manor, Barkham	Barkham



Map 9 Wokingham Borough Local Historic Parks and Gardens

## Areas of High Archaeological Potential

5.2.41. Areas of high archaeological potential have been identified across the borough and are based on the Berkshire Archaeology HER, where evidence suggests there may be archaeological remains. Please see Map 10 below:



Map 10 Wokingham Borough Areas of High Archaeological Potential

## 5.4 Factors affecting Wokingham Borough's heritage assets

- 5.3.1. Both designated and non-designated heritage assets within the borough can face risks. This section highlights, at a high level, several key procedural, environmental and developmental factors which could affect heritage assets.
- 5.4.2. As with much of south-eastern England, Wokingham Borough experiences pressure for development and growth, which can present challenges for heritage assets and the wider historic environment. Settlement expansion, infill development, changes of use and the conversion of buildings all have the potential to harm designated and non-designated heritage assets.
- 5.4.3. However, development can also bring opportunities to conserve and enhance the historic environment, such as by bringing heritage assets into new or alternative uses. The emerging Local Plan Update provides a positive strategy for the historic environment.
- 5.4.4. Climate change has the potential to directly impact traditional structures through exposure to extreme temperatures and storm events, as well as indirect impacts such as a greater risk of flooding and wildfire.
- 5.4.5. Retrofitting heritage assets to meet green energy ambitions, such as installing solar panels or electric vehicle charging points can impact upon the character and appearance of heritage assets and their setting. Such features must be sensitively retrofitted to minimise harm, whilst making good use of Historic England's technical advice<sup>13</sup>.
- 5.4.6. Much of Wokingham Borough's historic road network can be summarised as small roads, winding lanes and historic routeways, many of which have not significantly altered in the modern period. Road widening or new transport infrastructure such as new roads, bridges and embankments have the potential to impact upon the Borough's historic landscape. Vehicle emissions can also directly impact upon the structure of heritage assets, through heightened and prolonged exposure to pollutants resulting in erosion of composite building materials

## 5.5 Local Plan Update policies

- 5.5.1. The LPU outlines the long-term development strategy for the borough, including policies for managing development. A key goal is to conserve and enhance the historic environment and this is reflected in the objectives of the LPU.
- 5.5.2. The LPU policies were prepared through consultation and engagement with key stakeholders, including Historic England, Berkshire Archaeology and the council's Conservation Officer.

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<sup>13</sup> [Retrofit and Energy Efficiency in Historic Buildings | Historic England](#)

5.5.3. The LPU identifies sites for housing, employment, infrastructure and environmental protection, and provides general policies on matters such as the design of development. The Plan includes development management policies to help guide future development. Heritage matters were incorporated into key policy areas, in addition to a dedicated chapter entitled 'Design, Heritage and the Built Environment.'

5.5.4. The following policies are relevant to the historic environment:

- Policy SS1: Sustainable Development Principles
- Policy SS2: Spatial Strategy and Settlement Hierarchy
- Policy CE6: Reducing energy consumption in existing buildings
- Policy CE7: Low carbon and renewable energy generation
- Policy ER8: Wokingham Town Centre
- Policy DH5: The Historic Environment
- Policy DH6: Archaeology

5.5.5. With regards to Policy SS1, achieving sustainability is at the heart of the Local Plan Update. This means striving to meet the social, economic and environmental needs to provide a good quality of life for existing and future generations. The aim is to retain and enhance the distinctive quality of the borough and create strong, cohesive and inclusive communities which respond to environmental challenges such as climate change. Specifically, the policy seeks to conserve and enhance the significance of heritage assets, including their wider settings.

5.5.6. Policy SS2 sets out the overarching spatial strategy for the borough and at a strategic scale directs where development is expected to occur and sets out how proposals for development within the borough will be assessed. Proposals should be consistent with the overall strategy of supporting and enhancing the Borough's historic environment.

5.5.7. Policy CE6 supports the vision and objectives of the Local Plan Update in addressing the Climate Emergency and seeking to mitigate and adapt to the effects of climate change. A large portion of carbon emissions are produced by existing buildings, and any proposals that seek to refurbish and improve historic buildings, including those that are listed as well as those sited in conservation areas should be undertaken in a sensitive manner, to reflect the heritage value of these assets and ensure there is no unacceptable impact on their significance.

5.5.8. Policy CE7 states that development proposals for new standalone low carbon and renewable energy generation schemes and associated infrastructure, or extensions to existing schemes, will be supported where they are of an appropriate size and scale, and do not give rise to unacceptable impacts on landscape, biodiversity, agricultural land quality and food production, heritage assets, and the character of the area, amongst other things.

5.5.9. Policy ER8 requires development proposals both within or nearby the Wokingham Town Centre boundary to retain and enhance the historic market-town environment and conserve and enhance the historic quality and interest of its heritage assets.

- 5.5.10. Policy DH5 is the dedicated and comprehensive historic environment policy. The policy advises that development proposals that affect either designated and non-designated heritage assets must conserve and seek to enhance the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution to this interest made by their setting. Policy DH5 recognises that heritage assets are an irreplaceable resource. Where development proposals have the potential to affect heritage assets, the policy requires a heritage assessment to be prepared to establish if there would be any harm and whether the harm would be less than substantial or substantial. The policy goes on to say that proposals which would cause harm to the heritage interest of a heritage asset, or to its setting (whether statutorily designated or locally important), will not be permitted without a clear and convincing justification. It also states that proposals which would cause substantial harm or total loss of significance of a designated heritage asset, will not be permitted unless it can be demonstrated that this impact is outweighed by substantial public benefits.
- 5.5.11. Policy DH6 is the policy relating to Archaeology. It requires that all development proposals that would affect the significance of a scheduled monument or are located within areas defined as Areas of High Archaeological Potential, or locations where archaeological remains are known or suspected to be, are supported by a detailed desk-based archaeological assessment. It also requires all approved development schemes to take appropriate measures to protect any archaeological remains by preservation in situ. Where assessment of archaeological potential demonstrates this is not justified or proportionate, applicants shall provide for the excavation, recording and archiving of remains.

## 6. The Borough's Historic Environment and Future Development

### 6.1 Overview

- 6.1.1. Development, whilst at times can result in risks to heritage assets, can also provide benefits. Carefully managed, well-designed development can successfully avoid or mitigate against harm to heritage assets and their settings, helping to conserve heritage for future generations, whilst expanding our knowledge of the past.
- 6.1.2. Paragraph 212 of the NPPF encourages local planning authorities to: *'look for opportunities within Conservation Areas and World Heritage sites and within the settings of heritage assets, to enhance or better reveal their significance'*. It goes on to say: *'Proposals that preserve those elements of the setting that make a positive contribution to the assets (or which better reveal its significance) should be treated favourably.'*
- 6.1.3. The council has successfully secured enhancements to heritage assets as part of planning applications and legal agreements, making derelict heritage assets structurally stable again and protecting them from harsh weather conditions and vandalism.
- 6.1.4. In addition, planning policies and planning conditions relating to developments in areas of high potential archaeological interest help to ensure any buried heritage assets are assessed, recorded and safely preserved, either off-site or, preferably, in situ. Given the costs of such archaeological investigations, this work can often only be undertaken as a result of development.

### 6.2. The HELAA Site Assessments

- 6.2.1. As part of the Local Plan process, many areas of land have been promoted for future development. Information submitted with these promotions includes its availability, potential development opportunities and constraints, such as heritage assets within or near to the site.
- 6.2.2. The Housing and Economic Land Availability Assessment (HELAA)<sup>14</sup> is a technical study which forms a critical component of the evidence base for local plans. The purpose of the HELAA is to assist in identifying suitable land available for housing and economic development, understanding the development potential of a site and when development would likely occur.
- 6.2.3. The HELAA produced in support of the LPU is based on the Berkshire HELAA Methodology (2016) which was agreed by five of the Berkshire planning authorities. Appendix C of the HELAA sets out a non-exhaustive list of matters to be taken into consideration when assessing the suitability of sites, including the historic environment. Footnote 26 states this

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<sup>14</sup><https://www.wokingham.gov.uk/planning-policy/planning-policy-information/reviced-growth-strategy-consultation/?categoryesct191f252ff-550d-4cfa-a838-92ef2cb5f83c=10781>



includes consideration of conservation areas, Listed Buildings, Scheduled Monuments, Registered Historic Parks and Gardens, battlefields, archaeology, Locally Listed Buildings and Local Listed Parks and Gardens. Historic England were consulted about the approach taken within the HELAA and their official response can be found within Appendix B of the HELAA Methodology.

- 6.2.4. The WBC HELAA (2024) sets out the specific methodology used by Wokingham Borough to assess promoted sites for their suitability for development, as well as their availability and potential achievability. The full details of the methodology can be found online<sup>15</sup>. A brief overview is provided below.
- 6.2.5. At Stage 1 those sites subject to significant constraints which would inhibit the potential development of the site (for example functional flood plain, ancient woodland) were removed from the process.
- 6.2.6. Stage 2 is split into several phases, including an assessment of the suitability of sites for future development. This includes estimating development potential and assessing the suitability of sites against a wide range of criteria, including accessibility, flood risk and impact upon the historic environment.
- 6.2.7. To assist with the historic environment assessment process, sites were mapped against the council's heritage datasets to identify any designated or non-designated heritage assets that could potentially be impacted by new development. Each of the identified sites were then assessed to ascertain:
- The relationship between any designated or non-designated heritage assets situated on site or in the immediate surrounding area.
  - Whether the development of a site would result in potential harm to a heritage asset (either designated or non-designated).
  - Would the identified potential harm be considered substantial, a total loss or less than substantial and would development be appropriate in this context?
- 6.2.8. The council's Conservation Officer played an active role in the above assessment process alongside planning policy officers, as well as in the later stages of the HELAA process when looking at the potential site capacity.
- 6.2.9. After the availability and achievability of development at each site was assessed, the results were used to create an overall conclusion of the deliverability and developability of each site, which was then used to inform which sites were proposed for allocation. This is discussed in greater detail in the following section.

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<sup>15</sup> <https://www.wokingham.gov.uk/resources/assets/attachment/full/0/609677.pdf>

## 6.3. Proposed Site Allocations - Heritage Assessments

6.3.1. As outlined above, the starting point for defining the proposed site allocations, is the HELAA. Sites that have been proposed for allocation have been subject to a more detailed heritage assessment within this topic paper (see Appendix B for the full assessments).

6.3.2. The heritage assessments comprised several stages:

- Desk-based study to determine the extent of the promoted site and to determine the proximity to any known heritage asset.
- Desk-based study to assess the likelihood that presently unidentified heritage assets, particularly sites of historic and archaeological interest, could be discovered in the future. This is based on proximity to known archaeological finds, sites of potential archaeology and previous applications.
- Use of traffic light or Red-Amber-Green (RAG) scoring to give a 'snapshot' indication of the substantive nature of any potential harm arising and potential for mitigation.
- Assessment of the potential to mitigate any harm arising from the impact of the proposal and specific recommendations for mitigation.
- Assessment by the Council's Conservation Officer as to the potential impact on heritage assets and their setting, including site visits if required, and corroboration of conclusions drawn.

### Desk based assessment

6.3.3. The following spatial data and information was collated:

- Historic England (HE) designated asset datasets:
  1. Listed Buildings
  2. Scheduled Monuments
  3. Registered Parks and Gardens
  4. Conservation Areas
  5. Heritage at Risk Register.
- Wokingham Borough Council asset datasets
  1. Locally Listed (non-designated) Heritage Assets
  2. Areas of Special Character
  3. Local Historic Parks and Gardens
  4. Archaeological Sites

6.3.4. In addition, the following sources were consulted to inform the analysis:

- Berkshire Historic Environment Record (HER) data

- Berkshire Historic Landscape Characterisation (HLC) data
- Digital historical mapping
- Representations made relating to a site, or areas immediately adjacent to the site, through previous planning applications relating to the historic environment.
- Summary of data provided by developers where appropriate.

6.3.5. Once the above information was collated, the following process was undertaken:

- Identification of heritage assets with the potential to be directly affected by proposed development.
- Identification of settings of heritage assets that could potentially be affected because of development.

This was based on the following approach:

- A simple proximity calculation to identify assets within 1km of proposed sites after-which professional judgement was applied as to the relevance of each individual asset.
- An assessment of the Berkshire Archaeology Historic Environment Record within a 250m of radius the site. The 250m radius was considered to be the most appropriate, by providing a balance between the identification of nearby heritage assets, over a proportionate area.
- A review of the heritage asset data to identify where assets are likely to have vulnerable settings, or where unknown archaeological finds of interest are likely to be located and may be impacted by development.
- Where there was considered to be a potential impact on the setting of a heritage asset, its location and the distance from the proposed allocation was recorded and factored into the assessment.

6.3.6. An assessment was made of the effect of development upon the settings of heritage assets, following the stages set out in HE guidance (Good Practice in Planning Advice Note 3), albeit at a strategic level only, given the exact form of development (incl. scale, massing, orientation) is not known at this stage.

6.3.7. The potential effect of development upon the significance of heritage assets within or close to the proposed allocation sites was appraised in detail, in accordance with the NPPF and considered:

- a. The significance and sensitivity of the asset; and
- b. The potential impact of the development upon the asset.

6.3.8. The NPPF Glossary (Annex 2) defines significance as:

*'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*

6.3.9. The significance of a heritage asset is considered in Paragraph 206 of the NPPF:

*‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:*

- a) grade II Listed Buildings, or grade II registered parks or gardens, should be exceptional;*
- b) assets of the highest significance, notably Scheduled Monuments, protected wreck sites, registered battlefields, grade I and II\* Listed Buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.’*

*\* Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to Scheduled Monuments, should be considered subject to the policies for designated heritage assets.*

6.3.10. Accordingly, those assets covered in point b) have, for the purpose of this topic paper, been assessed as having high significance, while those heritage assets covered in point a) have been assessed as being of medium significance. All other heritage assets, including non-designated heritage assets not covered by paragraph 206 were considered as being of low significance.

6.3.11. These high, medium, and low ratings have been attributed to each heritage asset to provide an overview of its significance. It is expected that where any future planning applications require a Heritage Impact Assessment, this would outline the overall significance of the heritage asset(s) and provide a detailed assessment of their level of significance and potential level of harm.

### Traffic Light Assessment

6.3.12 The sites proposed for allocation were assessed against four categories as follows (see Appendix B for detailed assessment proformas):

- Potential for Archaeology to be found on the site,
- Location of known Heritage Asset within the site,
- Proximity of the site to known heritage assets outside the site, and
- Potential for previously unknown heritage assets to be found in relation to the site.

6.3.13. Whilst recognising that further information will be required as part of any future planning application process, the degree of impact was then highlighted utilising a RAG traffic light system as set out in Table 8 below. It is important to note that the identification of a ‘high potential impact’ does not preclude development, rather it highlights where further work will be required to consider whether and how this impact can be addressed and potentially overcome. Similarly, the identification of ‘no/low potential impact’ does not necessarily mean development is acceptable in principle, as there may be other constraints and site-specific information to consider.

Table 8 Explanation of Pro-forma Categories and Assessments

Category	No/Low Potential Impact	Moderate/ Potential Impact	High Potential Impact
<b>Potential for Archaeology</b>	Proposed site is located where there is limited potential for archaeology being present.	Proposed site is located within a reasonable distance of an area/s of archaeological potential, and archaeology could be present within the site.	Proposed site is located within a known area of archaeological interest.
<b>Known Heritage Assets</b>	No known heritage assets located within the proposed site boundary.	Asset(s) of low significance located within the proposed site boundary.	Asset(s) of medium or high significance and located within the site boundary.
<b>In proximity to known heritage assets</b>	Proposed site has no heritage asset(s) within a reasonable distance of its boundary, or  Proposed site is in close proximity to asset(s) of low significance and the asset would not be harmed, or the harm would be less than substantial.	Proposed site is in proximity to a heritage asset(s) within a reasonable distance of its boundary where:  The asset is of medium/high significance, and its significance would be harmed, but not substantially.  The asset is of low significance, but the impact would be substantial.	Proposed site is in proximity to a heritage asset(s) within a reasonable distance of its boundary where:  The asset is of medium/high significance and its significance would be harmed substantially.
<b>Potential for previously unknown heritage assets to be found within, or in proximity to the site, such that development would affect its setting.</b>	Evidence suggests that there is limited likelihood of unknown heritage assets within, or in proximity to the site.	Evidence suggests that there is moderate likelihood of unknown heritage assets being found within, or in proximity to the site.	Evidence suggests that there is a high likelihood of unknown heritage assets being found within, or in proximity to the site.

## Proposed Site Allocations

6.3.14. The Local Plan Update Pre-Submission Plan proposes the following sites for allocation:

*Table 9 - Sites Proposed for Allocation*

<b>HELAA Ref</b>	<b>Site name</b>	<b>Approx No. dwellings</b>
5BA036	High Barn Farm, Commonfield Lane, Barkham	20
5FI032	Honeysuckle Lodge, Commonfield Lane, Barkham	4
5BA013	Woodlands Farm, Wood Lane, Barkham	15
5CV002	Land west of Park Lane, Charvil	61
5BA032	24 Barkham Ride, Finchampstead	30
5FI003	31-33 Barkham Ride, Finchampstead	80
5FI004	Greenacres Farm, Nine Mile Ride, Finchampstead	100
5FI024	Hillside, Lower Wokingham Road, Finchampstead	15
5RU008	39-53 New Road, Ruscombe	20
5RU007	Land to the rear of Northbury Lane, Ruscombe	12
5SH025	Land north of Arborfield Road, Shinfield	191
5SH023 and 27	Land east and west of Hyde End Road, Shinfield	175
5SH031	Rustlings, The Spring and land rear of Cushendall, Shinfield Road, Shinfield (North)	10
5WI014	69 King Street Lane, Sindlesham	28
5WI011	Land off Wheatsheaf Close, Sindlesham	24
5SO008	Land east of Pound Lane, Sonning	50
5SO001	Land at Sonning Farm, Sonning	25
5SW019	Land west of Trowes Lane, Swallowfield	81
5TW010	Land at Bridge Farm, New Bath Road, Twyford	200
5WI009 and 19	Land west of Old Forest Road, Winnersh	50
5WI006	Land off Poplar Lane and Watmore Lane, Winnersh	111
5WI012 and 21	Land rear of the Bulldog garage and BP garage, Reading Road, Winnersh	34

5WI008	Winnersh Plant Hire, Reading Road, Winnersh	60
5WK042	Woodside, Blagrove Lane, Wokingham	4
5WK023	Rosery Cottage and 171 Evendons Lane, Wokingham	35
5WK045	Bridge Retail Park, Finchampstead Road, Wokingham	59
5WK011	Land south of London Road, Wokingham	12
5HU051	Land adjacent to Amen Corner, north of London Road, Bracknell	45
5WK029	Station Industrial Estate, Oxford Road, Wokingham	40
5WK054	Wokingham Borough Council offices, Shute End, Wokingham	100
5WK046	Land at the north corner of Wellington Road and Station Road, Wokingham	20
N/A	Arborfield film studios	300
5FI028	Westwood Yard	10
5BA010	Barkham Square	600
5WW017, 26, 30 and 31	South Wokingham SDL Extension: Land south of Waterloo Road	1100
N/A	Loddon Valley Garden Village Strategic Development Location	3930

## Summary of Results

6.3.15. Appendix B includes the pro-forma assessments of the potential effects on the historic environment for each of the sites proposed for allocation. A summary of results is provided in the table below:

*Table 10 Proforma Findings*

HELAA Site Reference	Address	Potential for Archaeology	Known Heritage Asset	In proximity to known heritage assets	Potential for previously unknown heritage assets
N/a	Arborfield Film Studios				
5BA010	Barkham Square				

HELAA Site Reference	Address	Potential for Archaeology	Known Heritage Asset	In proximity to known heritage assets	Potential for previously unknown heritage assets
5BA013	Woodlands Farm, Wood Lane	Green	Green	Yellow	Green
5BA032	24 Barkham Ride, Finchampstead	Yellow	Green	Green	Green
5BA036	Land at High Barn Farm, Commonfield Lane	Yellow	Green	Green	Yellow
5CV002	Land West of Park Lane	Red	Green	Green	Green
5FI003	31 and 33 Barkham Ride	Yellow	Green	Green	Green
5FI004	Greenacres Farm, Nine Mile Ride	Yellow	Green	Green	Green
5FI024	Hillside, Lower Wokingham Road	Yellow	Green	Green	Green
5FI028	Westwood Yard, Sheerlands Road	Yellow	Red	Red	Green
5FI032	Honeysuckle Lodge, Commonfield Lane	Yellow	Green	Green	Yellow
5HU051	Land north of London Road and east of A329	Yellow	Green	Green	Green
5RU007	Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH	Yellow	Green	Green	Green
5RU008	Land between 39-53 New Road, Ruscombe, RG10 9LQ	Green	Green	Yellow	Green
5SH023, 27	Land east and west of Hyde End Road	Yellow	Green	Green	Green
5SH025	Land North of Arborfield Road	Yellow	Green	Green	Green
5SH031	Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road	Yellow	Green	Green	Green
5SO001	Land at Sonning Farm	Yellow	Green	Yellow	Green
5SO008	Land East of Pound Lane	Yellow	Green	Green	Yellow
5SW019	Land West of Trowes Lane	Red	Green	Green	Green
5TW010	Land at Bridge Farm	Yellow	Green	Green	Green



HELAA Site Reference	Address	Potential for Archaeology	Known Heritage Asset	In proximity to known heritage assets	Potential for previously unknown heritage assets
5WI006	Land off Poplar Lane and Watmore Lane, Winnersh	Green	Green	Green	Green
5WI008	Winnersh Plant Hire	Green	Green	Green	Green
5WI009 and 5WI019	Land to the rear of Toutley Hall, northwest of Old Forest Road	Green	Green	Yellow	Green
5WI011	Wheatsheaf Close, Sindlesham	Green	Green	Green	Green
5WI012, 21	Land to the rear of Bulldog Garage, Reading Road, Wokingham, RG41 5AG	Green	Green	Green	Green
5WI014	69 King Street Lane, Winnersh, RG41 5BA	Green	Green	Red	Green
5WK011	Land South of London Road, Wokingham	Yellow	Green	Green	Green
5WK023	Rosery Cottage and 171 Evendons Lane, Wokingham	Green	Green	Red	Green
5WK029	Station Industrial Estate, Oxford Road	Yellow	Green	Yellow	Green
5WK042	Woodside, Blagrove Lane	Green	Green	Yellow	Green
5WK045	Land at Bridge Retail Park	Yellow	Green	Yellow	Green
5WK046	Land at the north corner of Wellington Road and Station Road, Wokingham	Yellow	Green	Yellow	Green
5WK054	Wokingham Borough Council Offices, Shute End, Wokingham	Red	Green	Red	Yellow
5WW017, 26, 30 and 31	South Wokingham SDL Extension: Land south of Waterloo Road	Red	Red	Red	Yellow
N/a	Loddon Valley Garden Village Proposed SDL	Red	Red	Red	Yellow

## 7. Conclusion & Recommendations

### 7.1 Conclusion

- 7.1.1. This topic paper supports the Local Plan by providing an overview of the borough's heritage assets and is supported by evidence from range of sources. The information is readily available and accessible, as required by paragraph 211 of the NPPF.
- 7.1.2. The information presented explains how the historic environment and heritage assets, both designated and non-designated, have been considered within the site assessment process. It also explains how heritage assets have informed the conclusions of the overall suitability of sites for development and subsequently helped to refine the list of proposed site allocations and their boundaries. It also recognises that there are likely to be unidentified heritage assets in the borough.
- 7.1.3. This paper has been prepared through consultation and engagement with the council's Conservation Officer, to help understand and address any impacts and maximise opportunities for positive enhancements. Historic England were also engaged with the development of this Topic Paper, and the comments and guidance received have been followed-up and incorporated.
- 7.1.4. The findings of this topic paper, including the heritage assessments supports the Local Plan, including proposed site allocations and planning policies, helping to preserve and enhance the historic environment of the Borough for future generations.

### 7.2 Recommendations

- 7.2.1. The council will continue to identify, conserve and enhance heritage assets across the borough. Designated heritage assets are already formally identified, as set out in earlier sections. Non-designated heritage assets can be identified in several ways, including through the planning applications process and during planning appeals. The council's Local List will therefore be updated with any new additions formally recorded. Neighbourhood planning groups are able to identify non-designated heritage assets within their neighbourhood areas, as part of Neighbourhood Development Plans. There are likely to be additional non-designated heritage assets which have not yet been formally identified. The council works with various local groups and societies to assist with nominating buildings for assessment.
- 7.2.2. More widely, the council will provide a programme setting out when updates to Conservation area appraisals will be undertaken.
- 7.2.3. Looking forward, a series of recommendations have been made about the identified sites. Those sites located in areas of high archaeological potential or those located in close proximity to an area/s according to council records are recommended to submit a desk based archaeological assessment at the planning application stage. This is also the case for any sites containing archaeological evidence recorded in the HER.

- 7.2.4. Development can provide opportunities to remove inappropriate built form from the setting of a heritage asset that can be replaced with sympathetically designed new development and more appropriate land uses. Such opportunities should be presented within the Heritage Impact Assessment at application stage.
- 7.2.5. It is recommended that Heritage Impact Assessments are submitted at the planning application stage, where proposed site allocations would be in proximity to a known heritage asset and could therefore have an impact on a heritage asset or its setting.

Appendix A: Grade I and II\* Listed Buildings in Wokingham Borough

Grade	List Entry	Name	Location	Date of Listing
I	1117400	Church Of St Nicholas	St. Nicholas, Hurst, Wokingham, RG10	26/01/1967
I	1117419	Henley Bridge	Remenham, Wokingham, RG9	23/12/1983
I	1118061	Church Of All Saints	Swallowfield, Wokingham, RG7	26/01/1967
I	1118066	Farley Hall	Swallowfield, Wokingham, RG7	01/08/1952
I	1118084	Church Of St James	Finchampstead, Wokingham, RG40	26/01/1967
I	1118131	Church Of St Mary The Virgin	Shinfield, Wokingham, RG2	26/01/1967
I	1154605	Church Of St James	Ruscombe, Wokingham, RG10	26/01/1967
I	1303641	Henry Lucas Hospital And Attached Water Pumps	Wokingham, RG40	12/11/1951
I	1319459	The Deanery	Sonning, Wokingham, RG4	01/08/1952
II*	1117407	Hinton House	St. Nicholas, Hurst, Wokingham, RG10	01/08/1952
II*	1117416	Haineshill	St. Nicholas, Hurst, Wokingham, RG10	01/08/1952
II*	1117439	Hurst Lodge	St. Nicholas, Hurst, Wokingham, RG10	01/08/1952
II*	1117462	The Bull Hotel	Sonning, Wokingham, RG4	26/01/1967
II*	1118002	35 And 35a, Rose Street	Wokingham, RG40	12/11/1951
II*	1118003	39, Rose Street	Wokingham, RG40	12/11/1951
II*	1118009	Shute End House	Wokingham, RG40	12/11/1951
II*	1118018	Red Lion Public House	Wokingham, RG40	02/10/1969
II*	1118021	6, Market Place	Wokingham, RG40	12/11/1951
II*	1118028	W.a.d.e. Day Centre	Wokingham, RG41	12/11/1951
II*	1118045	The Elms	Wokingham, RG40	12/11/1951
II*	1118047	Outbuildings At Lucas Hospital	Wokingham, RG40	15/07/1987
II*	1118082	Lock's House	Wokingham, RG40	26/08/1967
II*	1118152	The Harrison Almshouses	Twyford, Wokingham, RG10	01/08/1952
II*	1118167	Culham Court	Remenham, Wokingham, RG9	01/08/1952
II*	1118177	Bear Place	Wargrave, Wokingham, RG10	26/01/1967

II*	1135822	Barn Approximately 80 Metres North Of Sheepbridge Court	Swallowfield, Wokingham, RG7	14/02/1986
II*	1135967	Former Bearwood College And Terraces To South	Arborfield and Newland, Wokingham, RG41	14/10/1986
II*	1135979	Church Of St Andrew	Sonning, Wokingham, RG4	26/01/1967
II*	1136050	Foxhill House	Earley, Wokingham, RG6	19/09/1983
II*	1136276	Church Of St. John The Evangelist	Woodley, Wokingham, RG5	26/01/1967
II*	1155023	Church Of St Mary	Wargrave, Wokingham, RG10	26/01/1967
II*	1155027	Mausoleum, 22 Metres South West Of Church Of St Mary	Wargrave, Wokingham, RG10	23/12/1983
II*	1155568	80, Rose Street	Wokingham, RG40	02/10/1969
II*	1155959	Church Of All Saints	Wokingham, RG40	12/11/1951
II*	1303232	6, Shute End	Wokingham, RG40	12/11/1951
II*	1303276	37, Rose Street	Wokingham, RG40	12/11/1951
II*	1303384	Church Of St Paul	Wokingham, RG41	12/11/1951
II*	1303481	The Town Hall	Wokingham, RG40	02/10/1969
II*	1312868	Bulmershe Manor	Woodley, Wokingham, RG5	01/08/1952
II*	1313056	Swallowfield Park And Adjoining Stable Block	Swallowfield, Wokingham, RG7	01/08/1952
II*	1313105	Sheepbridge Court	Swallowfield, Wokingham, RG7	01/08/1952
II*	1319119	Bartlett's Farmhouse	Arborfield and Newland, Wokingham, RG2	26/01/1967
II*	1319124	Hartley Court	Shinfield, Wokingham, RG7	26/01/1967
II*	1319143	Banisters	Finchampstead, Wokingham, RG40	26/01/1967
II*	1319160	Montague House And Attached Garden Walls	Wokingham, RG40	12/11/1951
II*	1319161	Tudor House	Wokingham, RG40	12/11/1951
II*	1319167	Hall's Farm Kennels	Swallowfield, Wokingham, RG7	26/01/1967
II*	1319178	33, Rose Street	Wokingham, RG40	12/11/1951
II*	1319183	Ashridge Farmhouse	Wokingham, RG40	12/11/1951

Appendix B: Proposed Site Allocation heritage assessment pro-formas

Appendix C: Areas of Special Character pro-forma assessments