

# Historic Environment Topic Paper

## Appendix B: Proposed site allocation heritage assessment pro-formas

### Contents

Traffic Light Assessment Criteria .....	3
Arborfield Film Studios, Langley Common Road, Arborfield .....	5
5BA010 – Barkham Square, Arborfield.....	7
5BA013 – Woodlands Farm, Wood Lane .....	9
5BA032 - 24 Barkham Ride, Barkham.....	13
5BA036 – Land at High Barn Farm, Commonfield Lane.....	15
5CV002– Land west of Park Lane, Charvil.....	17
5FI003 - 31 and 33 Barkham Ride .....	20
5FI004 – Greenacres Farm, Nine Mile Ride .....	23
5FI024 - Hillside, Lower Wokingham Road .....	25
5FI028 - Westwood Yard, Sheerlands Road.....	27
5FI032 – Honeysuckle Lodge, Commonfield Lane.....	30
5HU051 - Land North of London Road and east of A329 .....	32
5RU007 - Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH .....	35
5RU008 - Land between 39-53 New Road, Ruscombe .....	37
5SH023, 27 - Land east and west of Hyde End Road, Shinfield.....	39
5SH025 - Land North of Arborfield Road .....	41
5SH031 - Rustlings', 'The Spring' and land to the rear of 'Cushendall' .....	44
5SO001 - Land at Sonning Farm .....	46
5SO008 – Land east of Pound Lane .....	48
5SW019 - Land West of Trowes Lane .....	51
5TW010 - Land at Bridge Farm, Twyford.....	54
5WI006 - Land off Poplar Lane and Watmore Lane .....	57
5WI008 – Winnersh Plant Hire.....	60
5WI009 and 5WI019 - Land rear of Toutley Hall, northwest of Old Forest Road .....	62
5WI011 - Wheatsheaf Close.....	64
5WI012, 21 - Land to the rear of Bulldog Garage, Reading Road .....	67
5WI014 - 69 King Street Lane, Winnersh, RG41 5BA.....	69
5WK011 –Land south of London Road, Wokingham.....	71
5WK023 – Rosery Cottage and 171 Evendons Lane, Wokingham .....	73
5WK029 - Station Industrial Estate, Oxford Road, Wokingham.....	75

5WK042 –Woodside, Blagrove Lane .....	77
5WK045 - Land at Bridge Retail Park.....	79
5WK046 - Land at the north corner of Wellington Road and Station Road, Wokingham.....	82
5WK054 – Wokingham Borough Council Offices, Shute End.....	85
5WW017, 26, 30, 31 - South Wokingham SDL Extension: Land south of Waterloo Road.....	87
Loddon Valley Garden Village SDL.....	90

## Traffic Light Assessment Criteria

Land was promoted across Wokingham Borough for new development, including by landowners, developers and other interested parties. Each of these sites have been assessed, as set out in the Housing and Economic Land Availability Assessment (HELAA). In some cases, neighbouring sites have been combined and assessed collectively to better consider planning constraints and opportunities across a wider area.

The proposed allocation sites were assessed against four categories as follows:

- 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.

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 1 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.

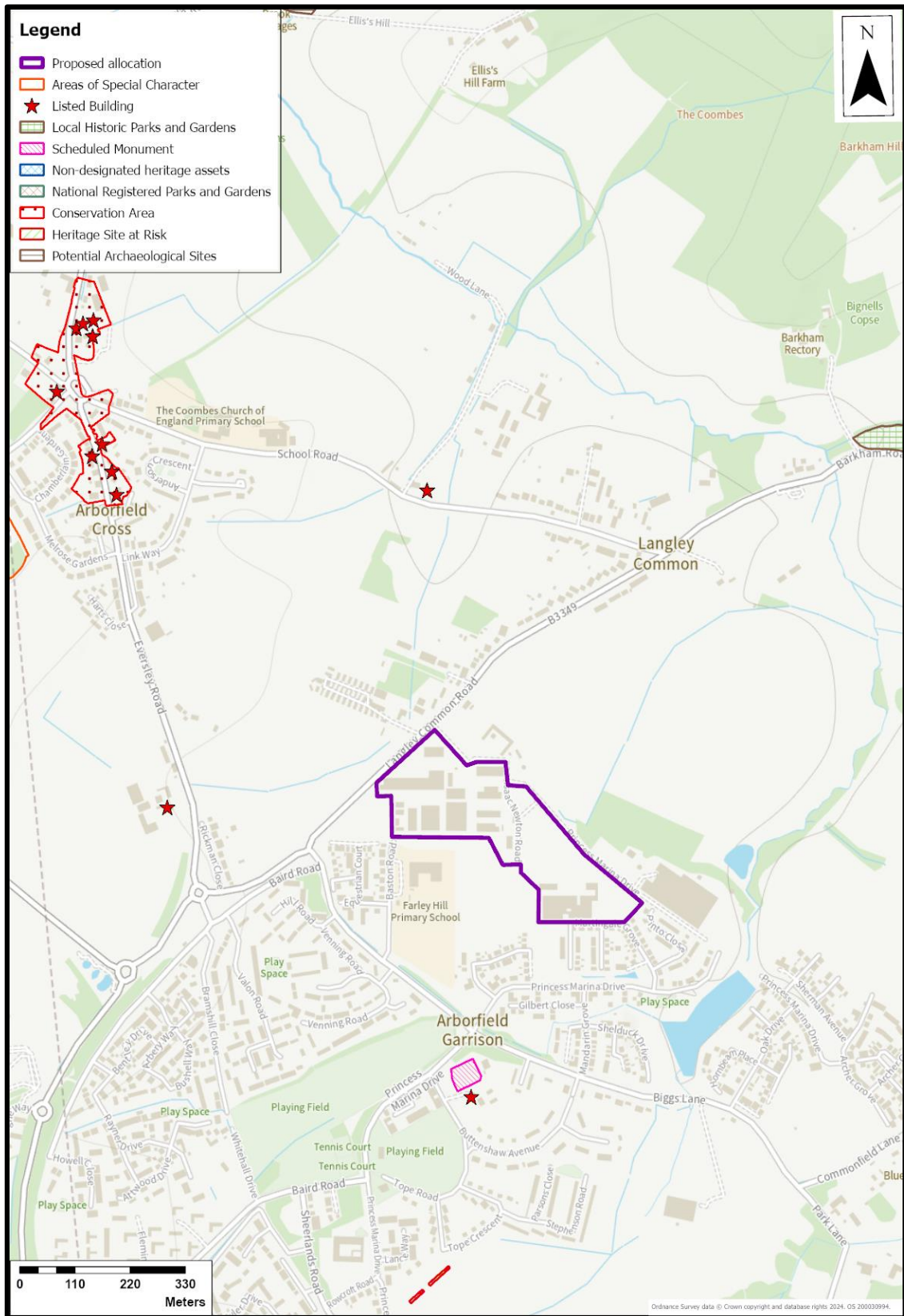
*Table 1 Explanation of Pro-forma Categories and Assessments*

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 close to asset(s) of low significance and the asset would not be harmed, or	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	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

Category	No/Low Potential Impact	Moderate/ Potential Impact	High Potential Impact
	the harm would be less than substantial.	be harmed, but not substantially.  The asset is of low significance, but the impact would be substantial.	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.

# Arborfield Film Studios, Langley Common Road, Arborfield

## Proposed Allocation: Arborfield Film Studios

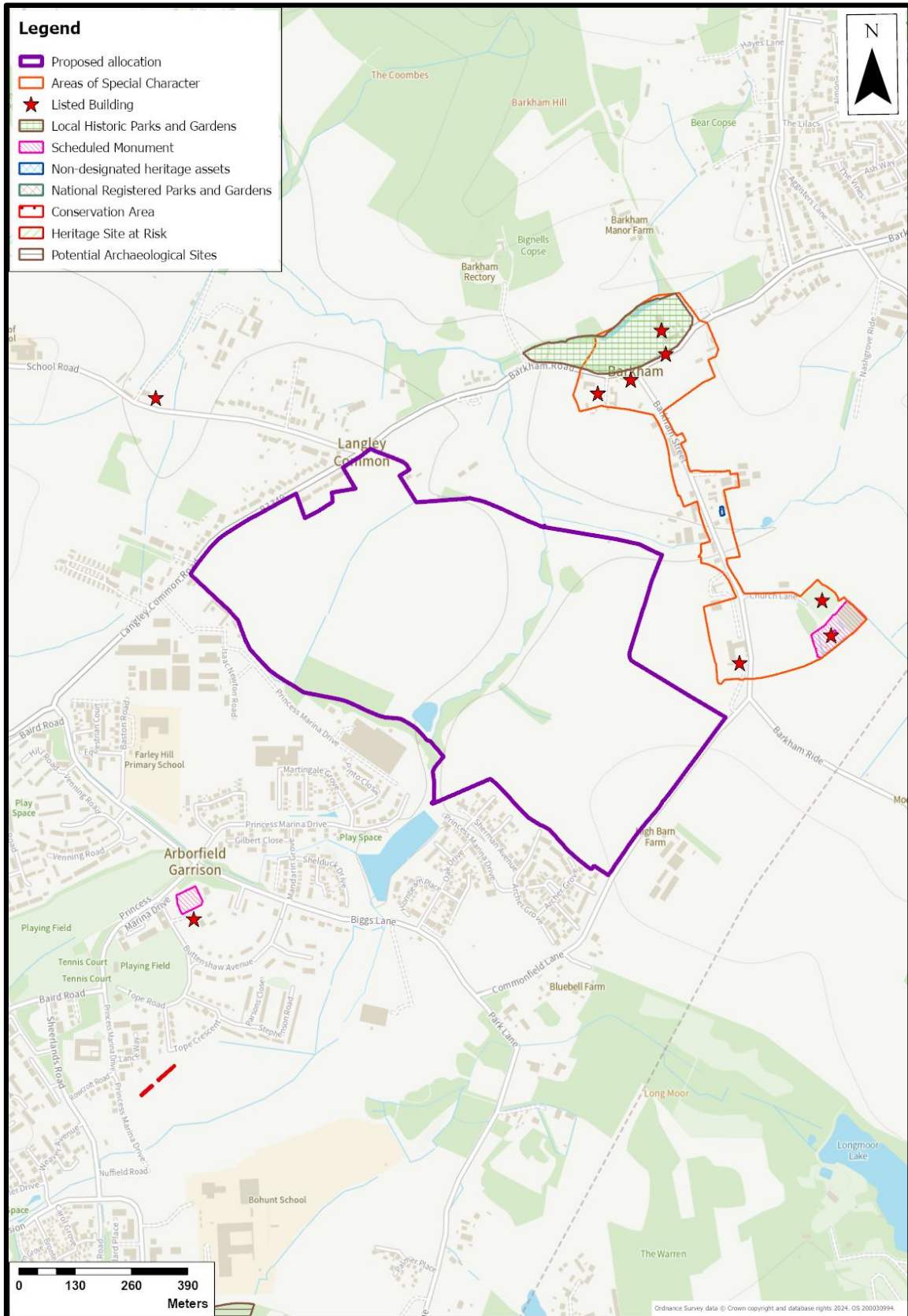


Site Name	Arborfield Film Studios, Langley Common Road, Arborfield
Site Area (ha)	10.17
HELAA Grouping	N/a
Potential for Archaeology: Moderate	Known Heritage Asset on site: No
In proximity to known heritage assets: Moderate	Potential for previously unknown heritage assets to be found on or in proximity to the site: Low
Heritage assets	<p>There are no designated or non-designated heritage assets located on site, however within 300m to south of the site lies a Scheduled Monument known as Moated site north of the Moat House (1009886) and the Grade II Listed Moat House (1419613). Approximately 300m to the west of the site lies the Grade II Listed Duck's Nest Farmhouse (1312999).</p> <p>The site is not located within an Archaeological Site, however the HER records include reference to linear anomalies that may represent a former ditch or trackway in the wider area of the former Arborfield Garrison. It is considered that there is moderate potential for further archaeology to be found on site.</p>
Commentary	<p>Whilst it is recognised that the site is in proximity to several heritage assets, it is considered that carefully designed development which avoids harm or ensures less than substantial harm could be achieved here.</p> <p>There may be moderate chance of locating archaeological heritage assets, though it is not considered that this would preclude development of the site, provided an Archaeological Impact Assessment was submitted with any future application.</p>
Recommendations	<p>A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.</p> <p>It is recommended that a desk-based Archaeological Impact Assessment is submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>



# 5BA010 - Barkham Square, Arborfield

## Proposed Allocation: Barkham Square



Site Name	Barkham Square
Site Area (ha)	58.40
HELAA Grouping	5BA010
Potential for Archaeology: Moderate	Known Heritage Asset on site:  No
In proximity to known heritage assets: Moderate	Potential for previously unknown heritage assets to be found on or in proximity to the site:  Low
Heritage assets	<p>There are no designated or non-designated heritage assets located on site, however the Grade II Listed Building known as Barkham Square (ref. 1118115) is located just over 100m to the north, the boundary of the Listed Building running adjacent to the north-eastern boundary of the site. The site lies within 250m of the Scheduled Monument Moated Site and Associated Enclosure at Church Farm (ref. 1013181) which surrounds the Grade II Listed Church Cottage (ref. 1319114). Approximately 340m from the north-eastern site boundary lies the Grade II Listed Church of St James (ref. 1118116). Some 160m to the north-east of the site lies a non-designated heritage asset, Brook Farm House on Barkham Street. Sparks Farmhouse (1118114) and the Bull Public House and Smithy (1118113) are both Grade II Listed and sited approximately 350m to the north of the site.</p> <p>The site is not located within an Archaeological Site; however the HER records include a pit at the Well House on Barkham Street, within 250m of the site, which included a sherd of Iron Age or Medieval Pottery. It is considered that there is moderate potential for further archaeology to be found on site.</p>
Commentary	<p>Whilst it is recognised that the site is in proximity to several heritage assets, it is considered that carefully designed development which avoids harm or ensures less than substantial harm could be achieved here.</p> <p>There may be moderate chance of locating archaeological heritage assets, though it is not considered that this would preclude development of the site, provided an Archaeological Impact Assessment was submitted with any future application.</p>
Recommendations	<p>A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.</p> <p>It is recommended that a desk-based Archaeological Impact Assessment is submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>



# 5BA013 - Woodlands Farm, Wood Lane

## Proposed Allocation: Woodlands Farm, Wood Lane



Site Name	Woodlands Farm, Wood Lane
Site Area (ha)	1.1
HELAA Grouping	N/A
Potential for Archaeology:  Low	Known Heritage Asset on site:  No
In proximity to known heritage assets:  Moderate	Potential for previously unknown heritage assets to be found on or in proximity to the site:  Low
Heritage assets	<p>The site is roughly 160m away from the Grade II listed Langley Pond Farmhouse (1118117). The boundary of both the proposed site allocation and the listed building are heavily vegetated by mature trees. Given the substantial separation distance between the site and the Grade II Listed Building as well as the heavily vegetated boundary it is not envisaged that development on this site would have a harmful impact on the setting of this listed building.</p> <p>Through the proforma process discussion was undertaken with the Council's Conservation Officer. They observed that the curtilage listed outbuilding to West of the listed Langleypond Farmhouse, was situated directly adjacent to the narrow Wood Lane. Additionally, to the west side of Wood Lane at its junction with School Road is a grouping of buildings some of which appear historic agrarian structures that seemingly relate to Langleypond Farmhouse and would be considered undesignated heritage assets (UDHAs).</p> <p>There are no archaeological records noted on the Berkshire Historic Environment Record either within or in proximity of the site.</p>
Commentary	<p>An application (203326) came forward on this site for the '<i>phased redevelopment, change of use of the site to a mixed-use contractors yard with storage buildings, office and residential, following demolition of existing stables and storage buildings and the existing Bungalow to also include enhanced boundary landscaping (part retrospective)</i>' and was refused 1 February 2021.</p> <p>The comments received from the Council's Conservation Officer are reproduced below:</p> <p><u>Summary of Recommendations</u>  <i>Whilst the proposal would not harm the setting of the listed Langleypond Farmhouse however it is believed due to concerns over potential for harm</i></p>

*being caused to a designated heritage asset due to the increase of traffic and nature of vehicles expected to be using the access lane that further information is required to be able to evaluate the potential risk.*

*Comments on Proposal*

*The application site is accessed from the highway (School Road) by means of a single lane road (Wood Lane) with Langleypond Farmhouse, a Grade II listed building situated on the eastern side of the lane's junction with School Road and which has within its grounds a large 'L' shaped brick outbuilding that is considered to be curtilage listed and which lies immediately adjacent to Wood Lane. As measured from the rear elevation of Langleypond Farmhouse the site's southern boundary lies some 100 metres distance away, whilst the proposed large (8.31m high) storage buildings would be sited more than 185 metres away.*

*Given the site's distance from the listed building and the current screening of the trees and vegetation along the boundary between it and the site it is believed the proposals for the site would not adversely harmful to the setting of this the designated heritage asset. Whilst the proposal is not thought to harm the setting of Langleypond Farmhouse there is however concern with respect to the curtilage listed 'L' shaped outbuilding within its grounds given the narrow nature of the lane and that the north-western corner of this curtilage listed outbuilding is immediately adjacent the edge of the lane that it could sustain damage to it, either directly from a vehicle collision (and clipping it) or through ground vibrations. This proposal would it appears lead to a substantial increase in traffic along this narrow lane, which would not just be car but seems to also include large and potentially heavily laden lorries. As such it is believed that more information is required that would establish the expected number and type of large vehicles that would be using the lane by the applicant on a daily basis.*

*Recommend that further information be sought with respect to vehicle movement to and from the site.*

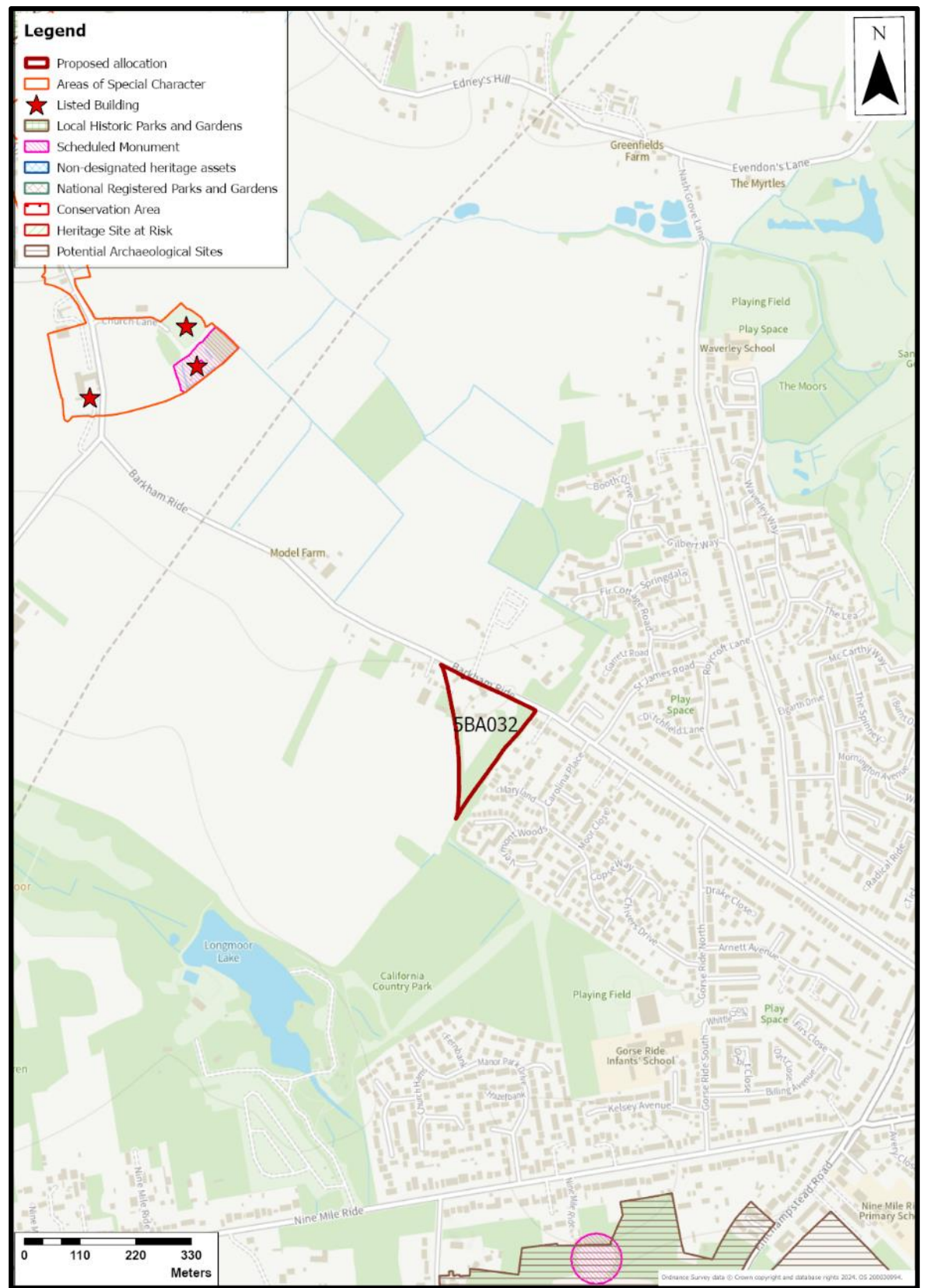
The Conservation Officer's comments make clear that the use of the site as a contractor's yard would result in heavily laden good lorries accessing the site, which would pose direct harm to the curtilage-listed outbuilding if it was damaged by collision or ground vibration, given the siting of the building directly adjacent to the narrow lane. The development would also generate more vehicular traffic along the very narrow Wood Lane, which could potentially result in pressure for highway improvement works to cope with 2-way traffic. This could lead to the loss of heritage assets and harm to the curtilage listed outbuilding.

By contrast, the proposed allocation for GRT use would result in materially lower vehicle movements than the use of the site as a contractor's yard. It should also be noted that there are no plans to widen the access road (Wood Lane). Any heritage impacts are likely to be less than substantial.

	Whilst concerns have been outlined, carefully planned development including access considerations could be achieved here, which avoids harm or ensures less than substantial harm of this heritage asset.
Recommendation	A Heritage Impact Assessment, to a level commensurate with the assets' importance, is required which takes the significance of heritage assets into account as part of the design process, and which seeks to minimise and mitigate any identified harm to the assets and their setting.

# 5BA032 - 24 Barkham Ride, Barkham

## Proposed Allocation: 24 Barkham Ride



Site Name	24 Barkham Ride
Site Area (ha)	33.5
HELAA Grouping	5BA032
Potential for Archaeology: Moderate	Known Heritage Asset on site:  No
In proximity to known heritage assets:  Low	Potential for previously unknown heritage assets to be found on or in proximity to the site:  Low
Heritage assets	<p>There are no designated or non-designated heritage assets located on site or in proximity to the site.</p> <p>Historic mapping shows a building associated with the nearby original Rooks Nest farm including a well, roughly located midway along the sites south-eastern boundary. The HER shows a number of records within roughly 500m of the site, including evidence of early cultivation activities, Bronze Age to Iron Age field systems, possible Iron Age and Roman settlement and medieval ridge and furrow.</p> <p>It is considered that there is moderate potential for further archaeology to be found on site.</p>
Commentary	Given there are no known heritage assets in proximity to the site and a low likelihood of identifying new heritage assets, carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm.
Recommendations	It is recommended that a desk-based Archaeological Impact Assessment is submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.



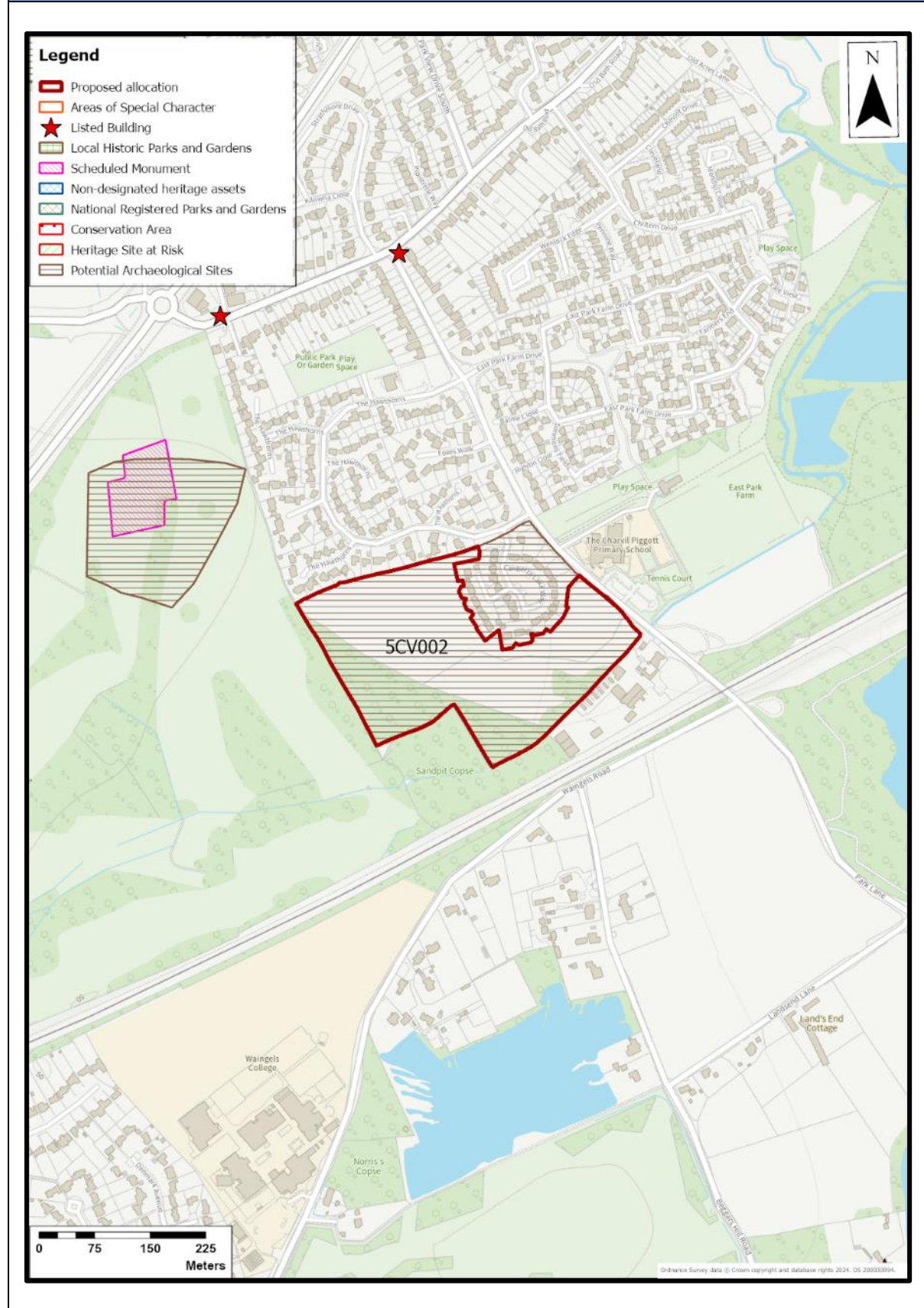
# 5BA036 – Land at High Barn Farm, Commonfield Lane



Site Name	Land at High Barn Farm, Commonfield Lane
Site Area (ha)	4.2
HELAA Grouping	5BA036
Potential for Archaeology: Moderate	Known Heritage Asset on site: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets to be found on or in proximity to the site: Moderate
Heritage assets	There are no designated or non-designated heritage assets located on site or in proximity to the site.  The Berkshire HER lists Bronze Age pottery sherds and Romano-British pottery sherds as being found at High Barn Farm. It is therefore considered that there is moderate potential for further archaeology to be found on site.
Commentary	Given there are no known heritage assets in proximity to the site and a moderate potential for archaeology to be found on site, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm.
Recommendations	It is recommended that a desk-based Archaeological Impact Assessment is submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.

# 5CV002 - Land west of Park Lane, Charvil

## Proposed Allocation: Land west of Park Lane, Charvil



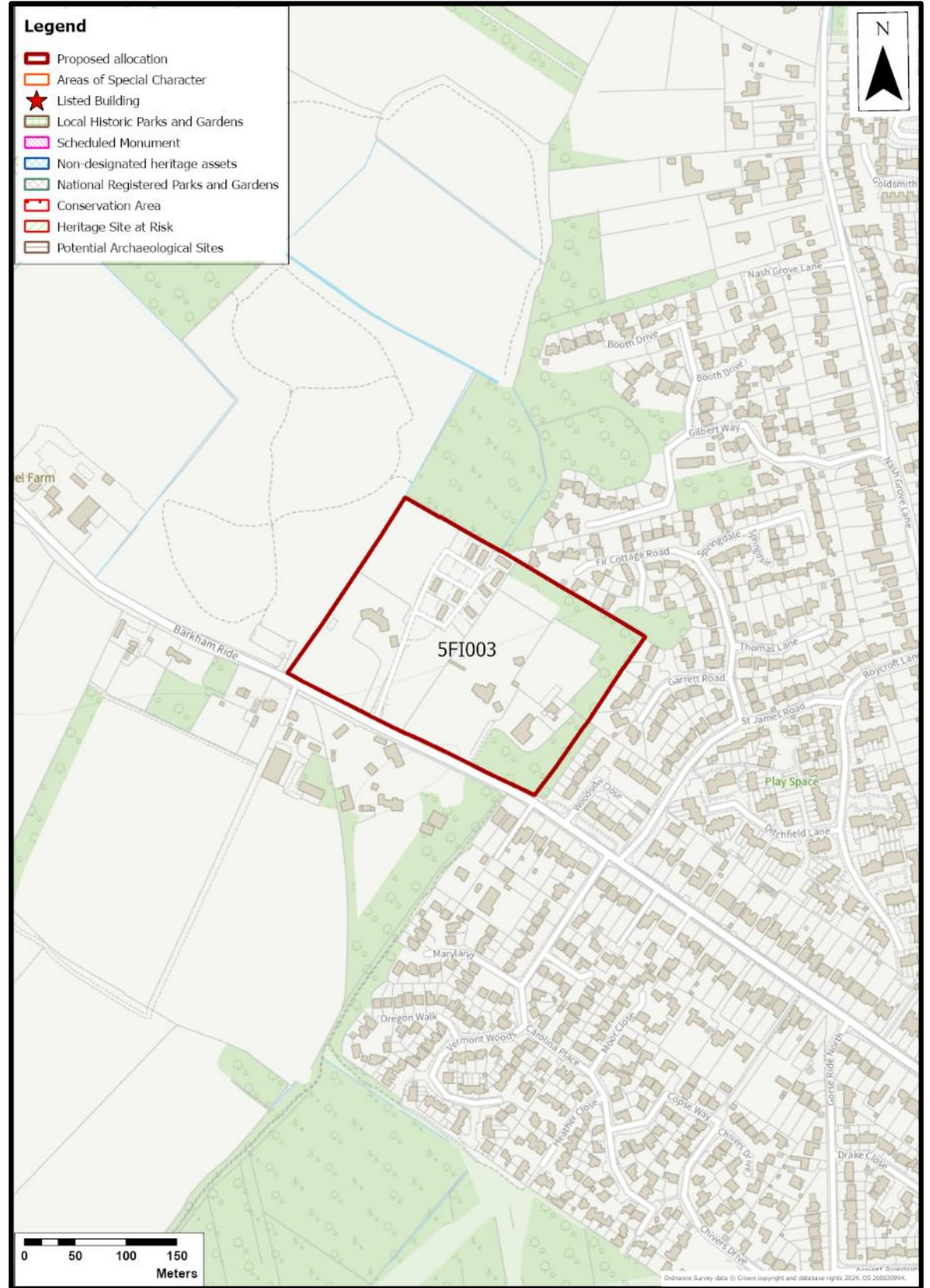
Site Name	Land West of Park Lane, Charvil
Site Area (ha)	6.5
HELAA Grouping	N/A
Potential for Archaeology: High	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>The site is roughly 210m to the south-west of the Scheduled Monument Cropmark complex north-east of Model Farm (1006961). The area between the two is heavily shielded by dense vegetation and previously developed land. There are no other known designated heritage assets in close proximity of the proposed site allocation.</p> <p>The entire site falls within a potential archaeological Site 73. There are 29 further results recorded within 250m of the site in the HER, including Neolithic features, a Bronze Age settlement, a Romano-British field system and pit and a post medieval field system.</p>
Commentary	<p>An area north-east of the site has recently delivered 25 homes (planning ref. 143292 and appeal ref. APP/X0360/W/15/3130829). Schedule 1 of the decision letter set out the following condition in relation to the historic environment:</p> <p><i>'No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may comprise more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.'</i> This condition was discharged under ref. 191689 following submission of a programme of archaeological works.</p> <p>There is also a live outline planning application on this site (ref. 232704) for 75 dwellings. An Archaeological Desk-Based Assessment has been submitted as part of this application. A summary of the key findings of the Assessment is as follows:</p> <p><i>"Previous archaeological investigations of the site have revealed the presence of heritage assets predominantly in the form of dispersed prehistoric occupation. It is anticipated that a further programme of fieldwork (i.e. targeted excavation and preservation by record will be</i></p>

	<p><i>required to mitigate the effects of development). Such a scheme could be implemented as an appropriately worded condition”.</i></p> <p>Whilst there is high potential for archaeological remains to be found on site, it is not considered that this would preclude development. Any harm could be mitigated through an appropriately worded condition of approval.</p>
Recommendation	<p>It is recommended that a condition be attached to any forthcoming planning permission, to require a programme of fieldwork excavation and preservation by record.</p>



# 5FI003 - 31 and 33 Barkham Ride

## Proposed Allocation 31 and 33 Barkham Ride



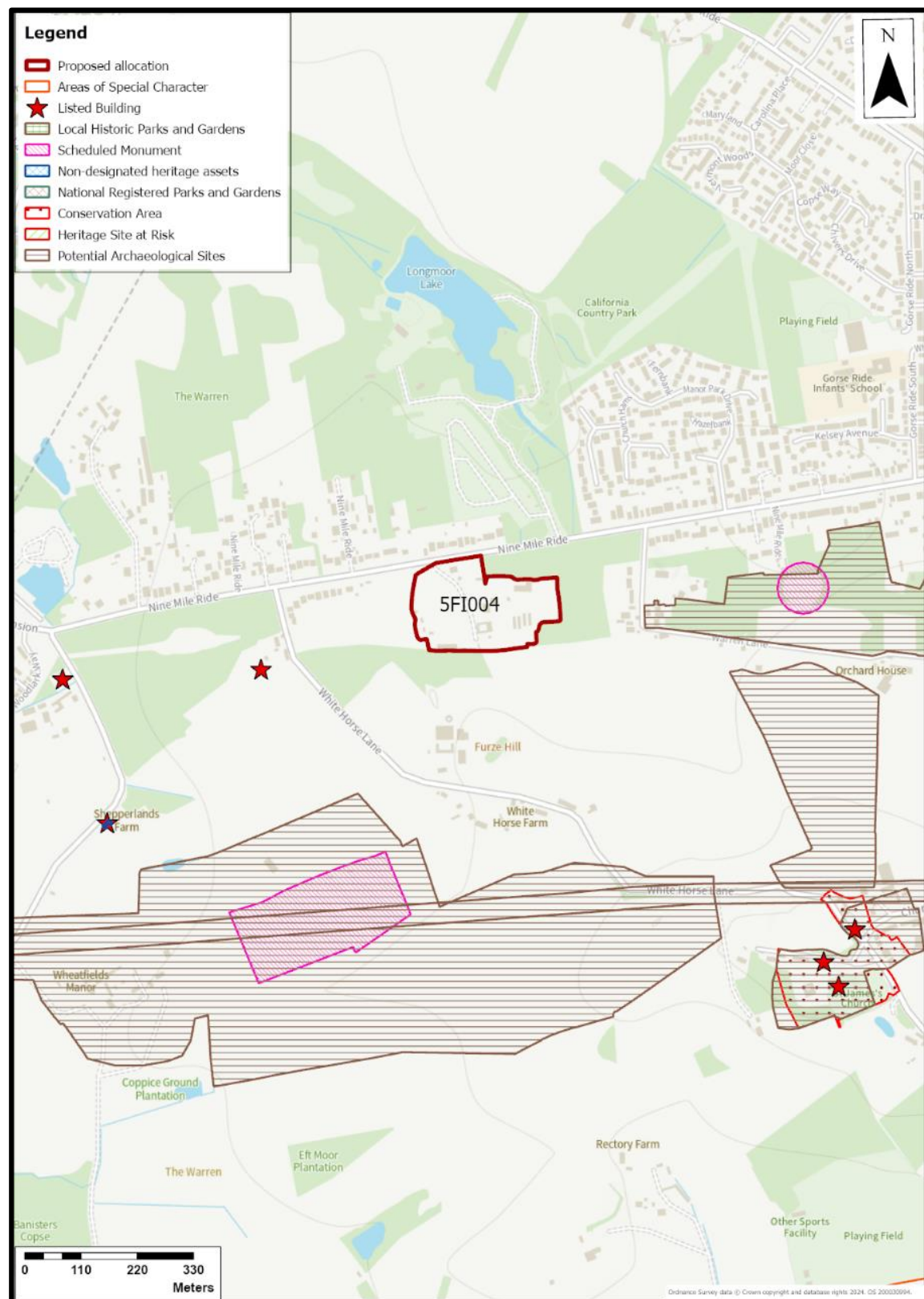


Site Name	31 and 33 Barkham Ride
Site Area (ha)	5.42
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Assets: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>There are no known designated or locally listed non-designated heritage assets within a reasonable distance of the site.</p> <p>There are 7 records in the HER found within roughly 250m of the site, all of which are associated with the Rook's Nest Wood Suitable Alternative Natural Greenspace (SANG) to the north-west of the site, including evidence of early cultivation activities, Bronze Age to Iron Age field systems, possible Iron Age and Roman settlement and medieval ridge and furrow.</p>
Commentary	<p>Outline planning application (ref. 223528) for 56 dwellings at 33 Barkham Ride has been approved planning permission subject to the signing of a legal agreement. Berkshire Archaeology were consulted on this application and stated the following:</p> <p><i>'The applicant has submitted an Archaeological Desk Based Assessment (ASE 2022) which concludes that the site has archaeological potential for remains from all periods, particularly the Iron Age, the Early Medieval, and Medieval periods, and also that it contains a heritage asset in the form of a WWII air raid shelter (although this may not be in its Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods. original location). As such I would recommend that an archaeological condition is attached to Outline permission, should it be granted, securing a scheme of archaeological evaluation works to take place prior to the determination of any Reserved Matters application dealing with Layout.'</i></p> <p>Berkshire Archaeology has requested the following condition be attached to any forthcoming planning permission: <i>'Prior to the determination of any reserved matters applications dealing with layout, the applicant or their agents or successors in title shall have implemented of a programme of archaeological work, beginning with a scheme of trial trench evaluation, in accordance with a written scheme of</i></p>

	<p><i>investigation which has been submitted by the applicant and approved by the planning authority. The results of this evaluation will be used to inform any necessary mitigation strategy. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.'</i></p> <p>Outline planning permission has been granted for 26 dwellings at 31 Barkham Ride (230791), subject to the signing of a legal agreement. This permission is subject to the following condition:</p> <p><i>29. Archaeology</i></p> <p><i>A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:</i></p> <ol style="list-style-type: none"> <li><i>1. The programme and methodology of site investigation and recording</i></li> <li><i>2. The programme for post investigation assessment</i></li> <li><i>3. Provision to be made for analysis of the site investigation and recording</i></li> <li><i>4. Provision to be made for publication and dissemination of the analysis and records of the site investigation</i></li> <li><i>5. Provision to be made for archive deposition of the analysis and records of the site investigation</i></li> <li><i>6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.</i></li> </ol> <p><i>B) The Development shall take place in accordance with the WSI approved under condition (A), prior to the determination of any reserved matters applications dealing with layout.</i></p> <p><i>The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</i></p> <p><i>Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough in accordance with TB25 of the MDD.</i></p>
Recommendations	A Written Scheme of Investigation and a programme of archaeological work should therefore be submitted to the council for approval prior to the determination of any Reserved Matters applications.

# 5FI004 - Greenacres Farm, Nine Mile Ride

## Proposed Allocation: Greenacres Farm, Nine Mile Ride

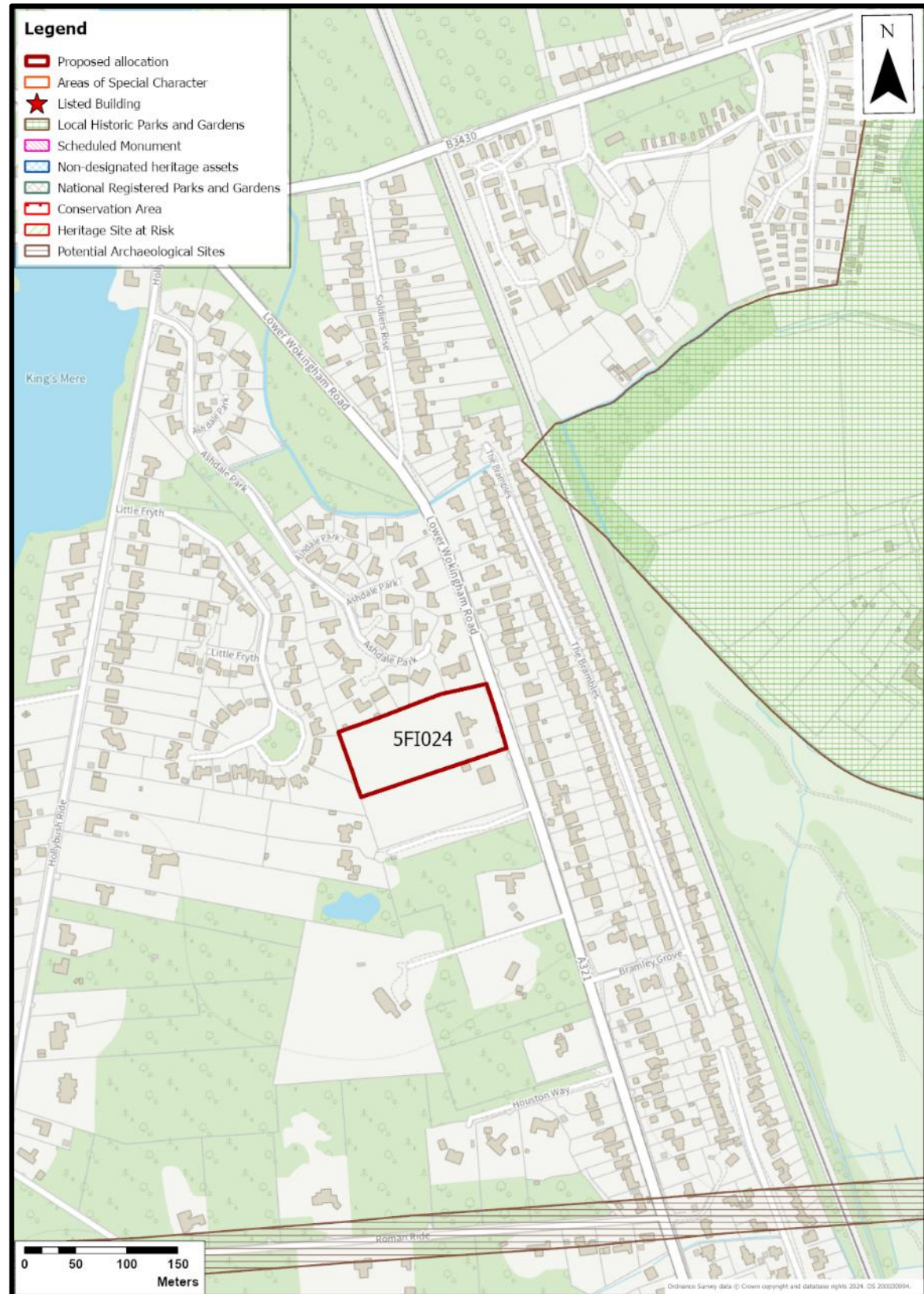


Site Name	Greenacres Farm, Nine Mile Ride
Site Area (ha)	9.03
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>Grade II Listed Building Thatch Cottage (1319145) is 60m from the western site boundary, but it is separated from the site by White Horse Lane and several other dwellings, hence it is not considered that development of the site would result in harm to this heritage asset or its setting.</p> <p>The site does not contain any known non-designated heritage assets. However, the site is located in close proximity to an area where a large number of potential archaeological sites have been identified. This includes Site 49 which is 70m to the east, Site 48 to the south-east and Site 89 approximately 275m to the south.</p> <p>The site is within 250m of several records on the HER including a cropmark and a Roman tile.</p>
Commentary	<p>It is envisaged that any future built form would be located in the eastern part of the site, where the existing industrial built form is located. Ensuring the built form is located within the area of previously developed land.</p> <p>Carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm, to heritage assets.</p>
Recommendations	<p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p> <p>Development should be directed towards areas of previously developed land as far as practicable.</p>



# 5FI024 - Hillside, Lower Wokingham Road

Proposed Allocation: Hillside, Lower Wokingham Road

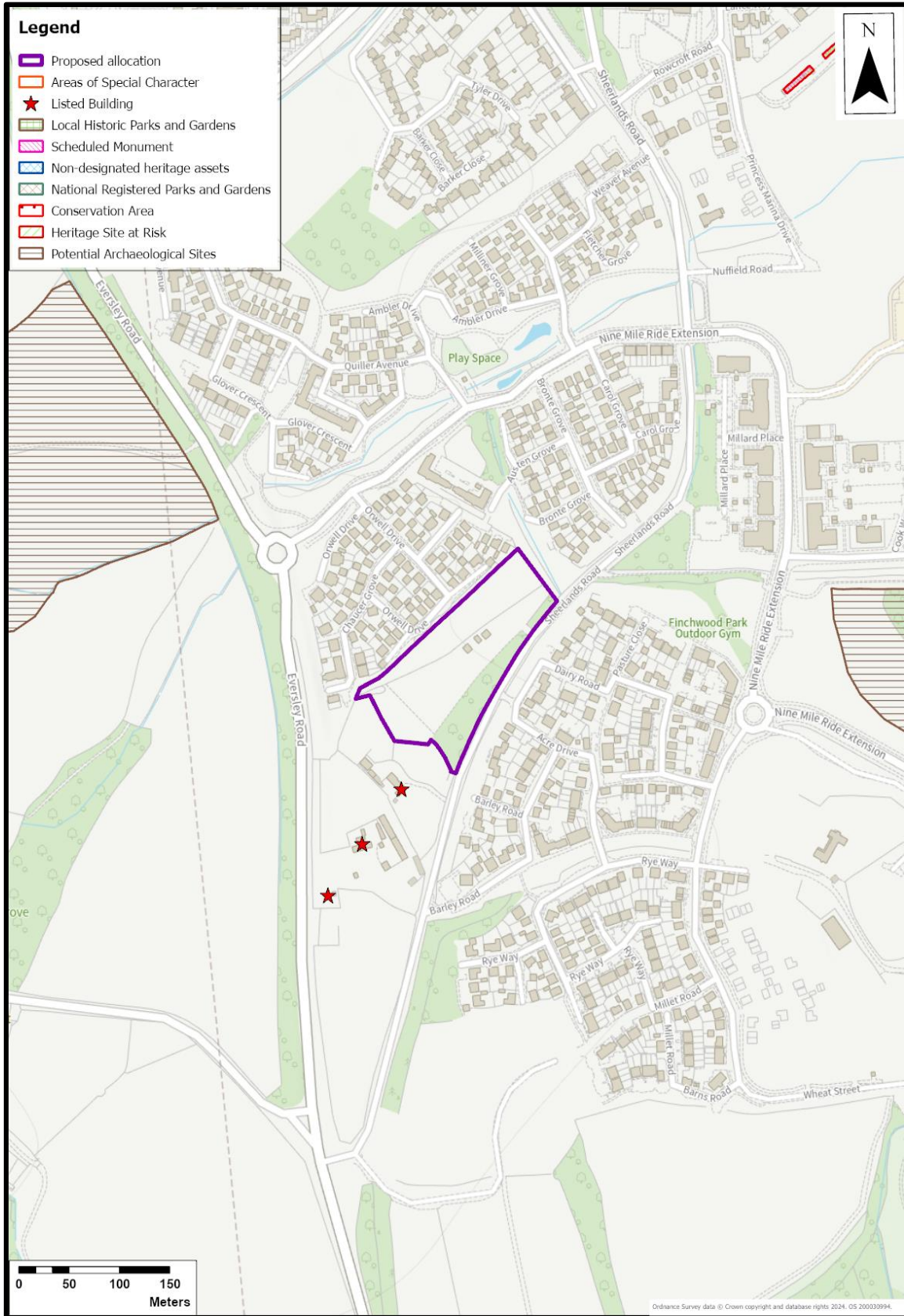


Site Name	Hillside, Lower Wokingham Road
Site Area (ha)	0.79
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Assets:  No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>There are no known designated heritage assets located within close proximity of the proposed site allocation. In terms of non-designated assets, Ravenswood, a Locally Listed Historic Park &amp; Garden lies to the east of the site, but this is separated from the site by housing and a railway line, and as such it is not considered development would result in any harm to this heritage asset.</p> <p>The site lies 420m to the north of a potential archaeological site, The Devils Highway Roman Road. Whilst part of the proposed site allocation has previously been developed and there are no recorded finds in the HER within 250m of the site, there may still be the potential for archaeological remains to be uncovered.</p>
Commentary	<p>An outline planning application (ref. 152088) for the demolition of existing dwelling, garage and associated outbuildings and construction of 9 dwellings was refused permission in 2015. Berkshire Archaeology provided a consultation response to the application, noting that whilst there were no HER records of finds close to the site, its proximity to the Devil's Highway and wider historical environment of the region meant an archaeology condition for a written scheme of investigation was recommended to be attached to a planning permission.</p> <p>An outline planning application with all matters reserved for the 'proposed erection of up to 18 no. dwellings following demolition of the existing dwelling and outbuildings' is currently being assessed under ref.240803. Berkshire Archaeology have reiterated the position set out in application ref. 152088 as described above.</p> <p>Carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm, to heritage assets.</p>
Recommendations	It is recommended that the applicant submit a written scheme of investigation to satisfy Berkshire Archaeology's planning condition request as per application 240803.



# 5F1028 - Westwood Yard, Sheerlands Road

Proposed allocation: Westwood Yard, Sheerlands Road

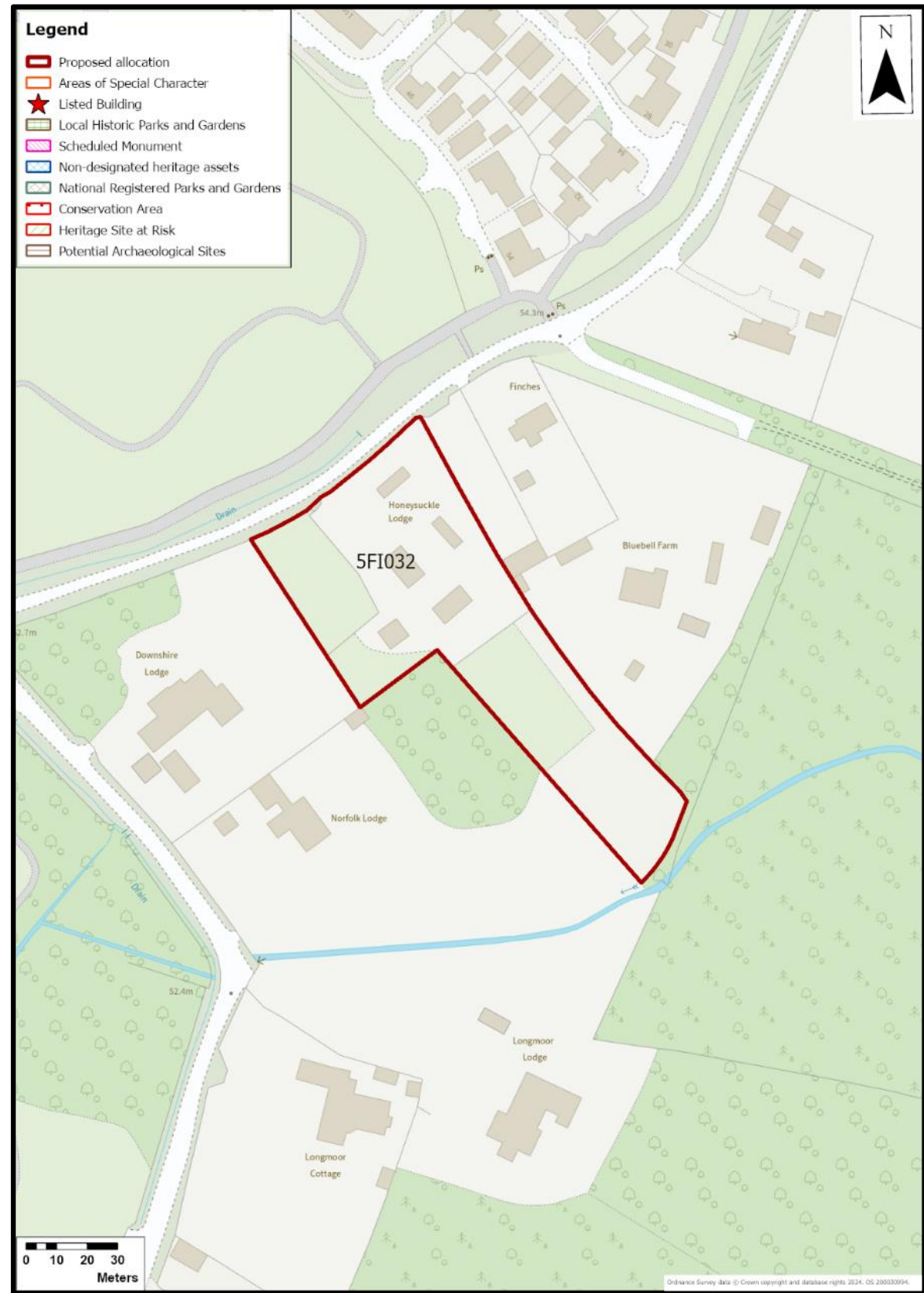


Site Name	Westwood Yard, Sheerlands Road
Site Area (ha)	2.31
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Asset: Yes
In proximity to known heritage assets: High	Potential for previously unknown heritage assets: Low
Heritage assets	<p>There are several designated heritage assets around the site. The Grade II Listed Buildings, Westwood Cottage (1319144) and Westwood Farmhouse (1135796) are within 120m south-west of the site, with several outbuildings located closer to the site boundary. These outbuildings are not statutorily listed but would be considered to be curtilage listed. An additional Grade II listed building Granary is approximately 30m south-west of Westwood Farmhouse.</p> <p>The site lies within 250m of several archaeological records on the HER including 13<sup>th</sup> to 15<sup>th</sup> Century pottery, a medieval ditch, pits and possible midden, a post-medieval field system and late Iron Age finds and a ditch. As such, there may be the potential for archaeological remains to be uncovered.</p>
Commentary	<p>The site is located adjacent to the Arborfield Green SDL and Hogwood Farm where reserved matters application comprising details of 178 dwellings was granted planning permission under ref. 181422. The above referenced designated heritage assets were addressed in the officer's committee report:</p> <p><i>'The reserved matters site falls within close proximity of designated heritage assets, southwest of the site. These comprise the Westwood Farm group of buildings (Farmhouse, Granary and Cottage – all listed at Grade II). A Heritage Statement has been submitted and concludes that there would be very limited harm to the setting of these buildings due to the enclosed nature of their current setting, intervening modern buildings and the hedge/tree-lined intervening Sheerlands Road, the latter to which planting is proposed to be enhanced. The Conservation Officer agrees with this analysis. Therefore, the development is considered to be acceptable in terms of its impact on heritage assets.'</i></p> <p>There is also a live outline planning application on the subject site for the erection of 22 dwellings (with all matters reserved except means of access)</p>

	<p>which is being assessed under ref. 240731. A Built Heritage Statement has been submitted as part of the planning application.</p> <p>Whilst development of this site has the potential to harm the setting of Westwood Cottage, as well as the setting of the curtilage listed outbuildings at Westwood Farmhouse, it is considered that development of an appropriate density and design could be achieved here, in a way that avoids harm or ensures less than substantial harm.</p> <p>The Council's Conservation Officer raised no objection to the outline application and has requested that if planning permission is granted, the following matters are considered at Reserved Matters stage, with respect to the setting of the listed Westwood Cottage:</p> <ul style="list-style-type: none"> <li>- The nature of the boundary treatment of the site with Westwood Cottage to ensure any walling or fencing would be appropriate, as well as additional planting to soften / filter views into the site.</li> <li>- The layout of properties, specifically whether there is any possibility to re-site dwelling no. 9 (located in the gap between the trees at the southern end of the site).</li> </ul>
Recommendations	<p>The design of development proposals should proactively seek to minimise and mitigate against harm to the identified heritage assets and their setting.</p> <p>A condition may be required that seeks submission and approval of a Written Scheme of Investigation and a programme of archaeological work approval to commencement.</p>

# 5FI032 - Honeysuckle Lodge, Commonfield Lane

## Proposed Allocation – Honeysuckle Lodge

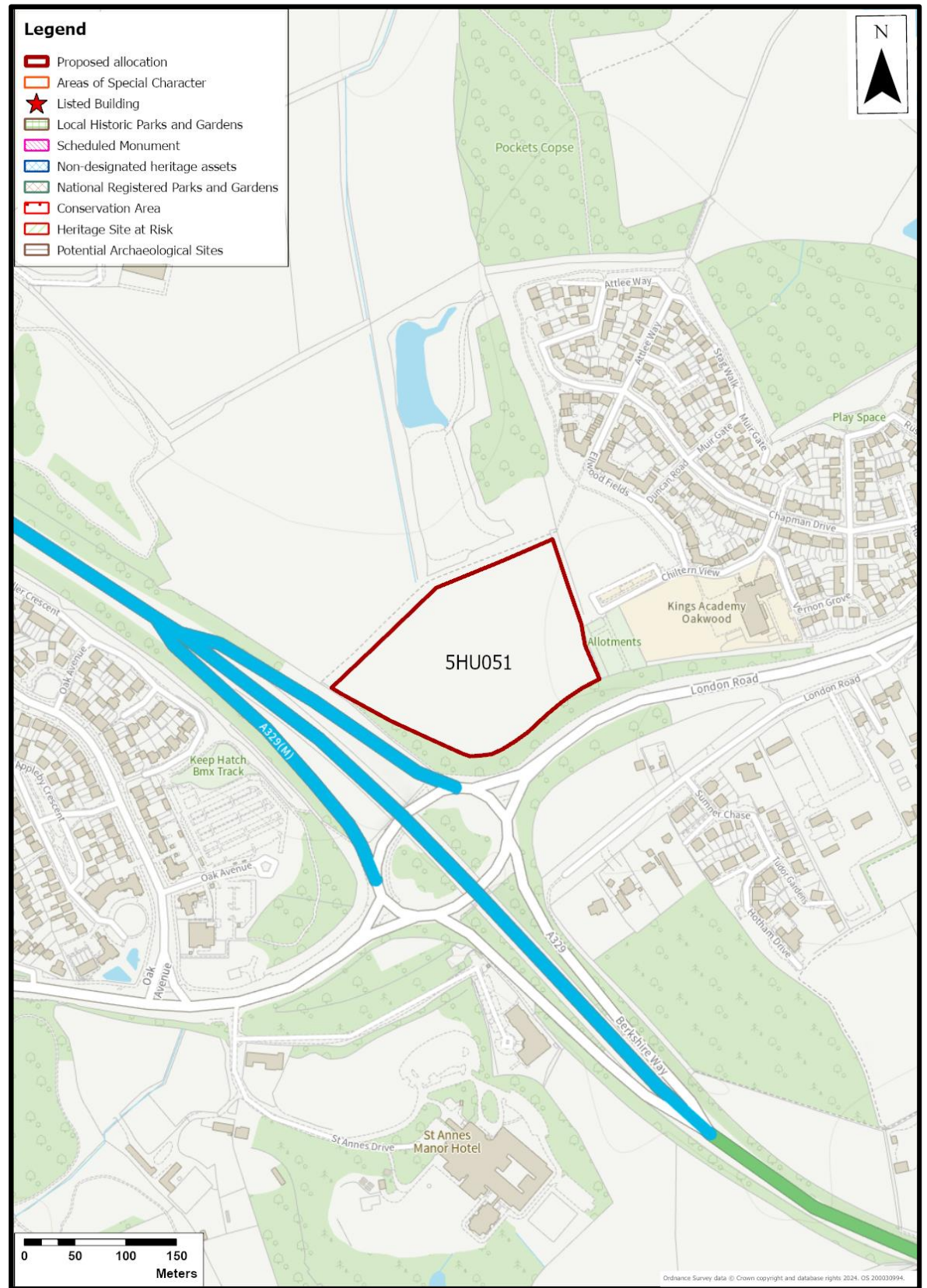


Site Name	Honeysuckle Lodge, Commonfield Lane
Site Area (ha)	0.26
HELAA Grouping	5FI032
Potential for Archaeology:  Moderate	Known Heritage Asset on site:  No
In proximity to known heritage assets:  Low	Potential for previously unknown heritage assets to be found on or in proximity to the site:  Moderate
Heritage assets	There are no designated or non-designated heritage assets located on site or in proximity to the site.  The Berkshire HER lists Bronze Age pottery sherds and Romano-British pottery sherds as being found at High Barn Farm, approximately 300m north-east of the site. It is therefore considered that there is moderate potential for further archaeology to be found on site.
Commentary	Given there are no known heritage assets in proximity to the site and a moderate potential for archaeology to be found on site, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm.
Recommendations	It is recommended that a desk-based Archaeological Impact Assessment is submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.



# 5HU051 - Land North of London Road and east of A329

## Proposed Allocation: Land north of London Road and east of A329



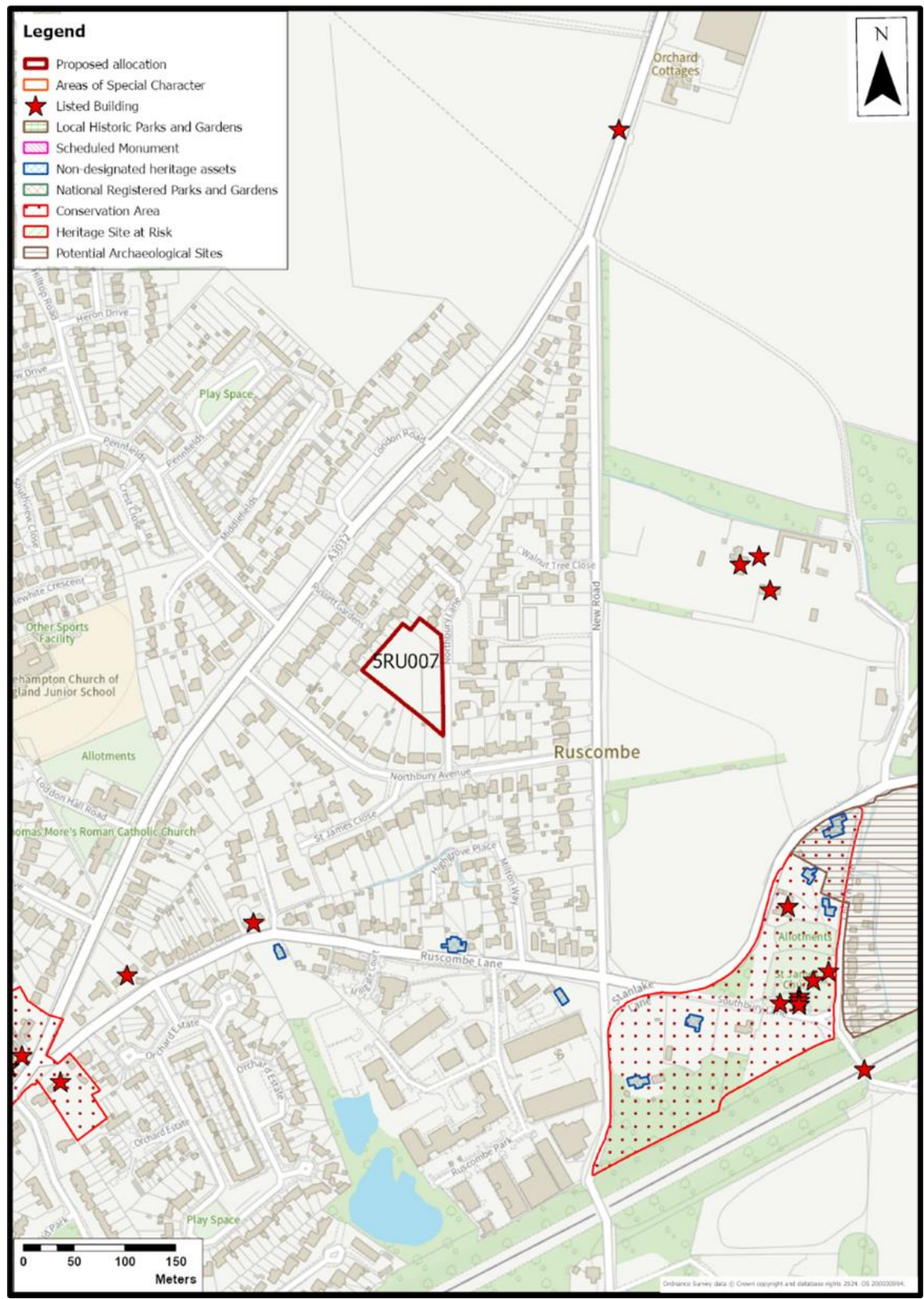


Site Name	Land north of London Road and east of A329
Site Area (ha)	3.2
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Assets: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>There are no known designated or locally listed non-designated heritage assets within or in close proximity to the site.</p> <p>The site is not located within an Area of High Archaeological Potential, however there are several archaeological entries in the HER within roughly 250m of the proposed site allocation, including an Iron Age banjo enclosure, cropmark and an assemblage of pre-historic struck flint.</p>
Commentary	<p>A Hybrid planning application (232026) has been submitted for the erection of up to 45 residential dwellings, landscaping and associated infrastructure (outline with means of access to be considered, with appearance, landscaping, layout and scale reserved) and a full application for the proposed Suitable Alternative Natural Greenspace (SANG). The application was approved at Planning Committee and there is a resolution to grant planning permission</p> <p>Berkshire Archaeology were consulted on this application and have provided the following comments:</p> <p><i>'There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record. The site lies c.180m west of an Iron Age banjo enclosure, including evidence of iron smelting, and with possible earlier phases (ERM2053). A crop mark has been evidenced on within the site, which has been interpreted as Medieval, however this needs ground confirmation. An assemblage of lithic flints have been discovered at Amen corner including examples from Palaeolithic to Early Bronze Age and signify the importance of this landscape for activity throughout Prehistory.'</i></p> <p>Whilst the site is not an Archaeological Site, the above information demonstrates the application site falls within an area of archaeological where there is moderate potential for more finds to be uncovered. Berkshire Archaeology have therefore recommended the following conditions be attached to any planning permission:</p>

	<p><i>A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:</i></p> <ol style="list-style-type: none"> <li><i>1. The programme and methodology of site investigation and recording</i></li> <li><i>2. The programme for post investigation assessment</i></li> <li><i>3. Provision to be made for analysis of the site investigation and recording Berkshire Archaeology An Archaeological Service for: Royal Borough of Windsor &amp; Maidenhead, Reading Borough Council, Slough Borough Council, Wokingham Borough Council &amp; Bracknell Forest Council</i></li> <li><i>4. Provision to be made for publication and dissemination of the analysis and records of the site investigation</i></li> <li><i>5. Provision to be made for archive deposition of the analysis and records of the site investigation</i></li> <li><i>6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.</i></li> </ol> <p><i>B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.</i></p> <p><i>Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.</i></p>
Recommendation	<p>A Written Scheme of Investigation and a programme of archaeological work should therefore be submitted to the council for approval prior to commencement.</p>

# 5RU007 - Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH

Proposed Allocation: Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH

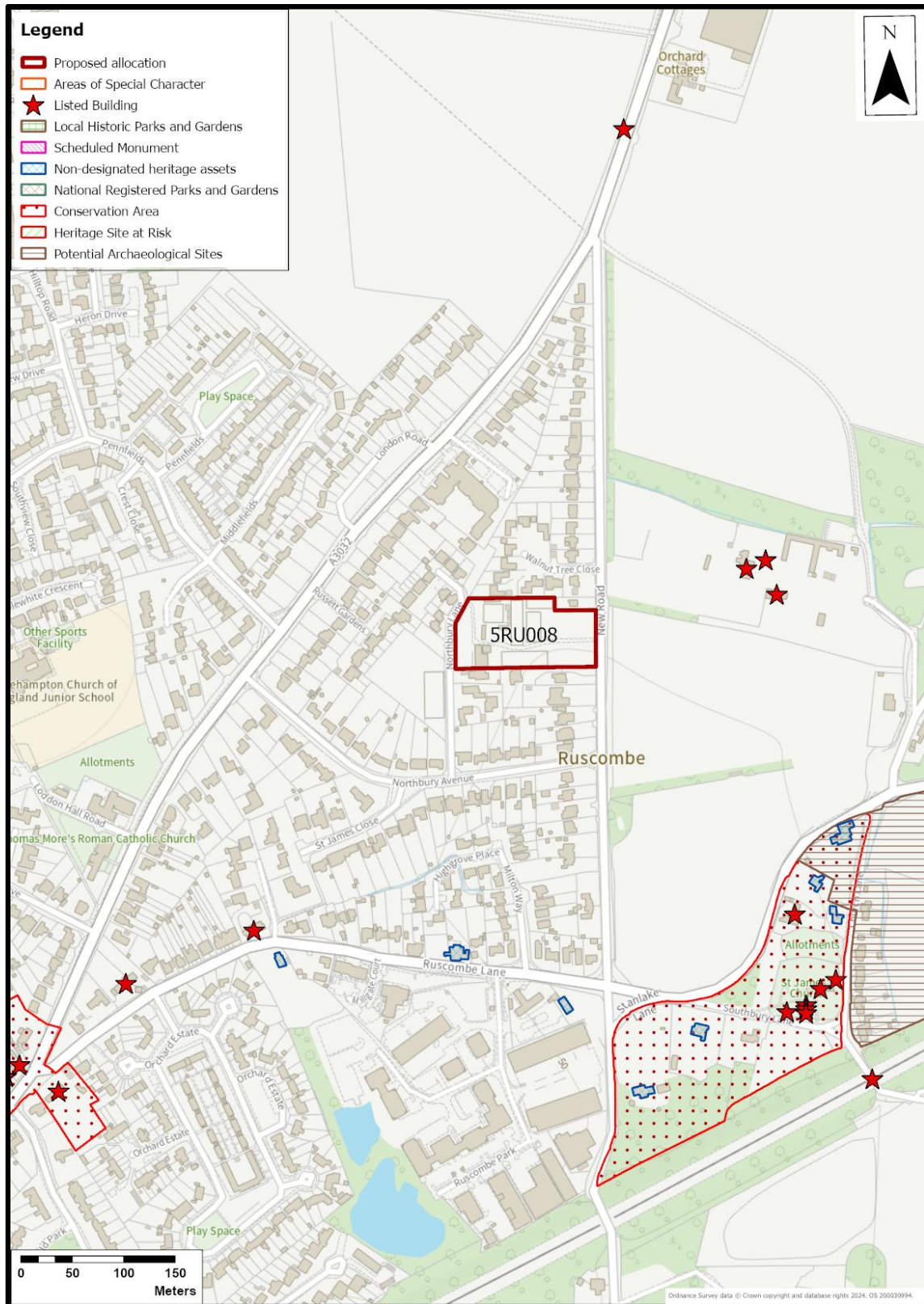


Site Name	Land to the rear of 9-17 Northbury Lane, Ruscombe, RG10 9LH
Site Area (ha)	0.5
HELAA Grouping	5RU007Group
Potential for Archaeology: Moderate	Known Heritage Assets:  No
In proximity to known heritage assets:  Low	Potential for previously unknown heritage assets:  Low
Heritage assets	There are no known designated heritage assets or non-designated heritage assets on site or in proximity to the site.  There are several archaeological finds recorded in the HER located approximately 250m of the proposed site allocation including palaeoliths, lithics and an ovate cleaver from the Lower Palaeolithic.
Commentary	Although the proposed site is not within close proximity of a Potential Archaeological Site, the fact that there are a number of archaeological records in proximity to the proposed site allocation suggest there is moderate potential for further archaeology to be found within the site boundary.
Recommendations	It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.



# 5RU008 - Land between 39-53 New Road, Ruscombe

## Proposed Allocation: Land between 39-53 New Road

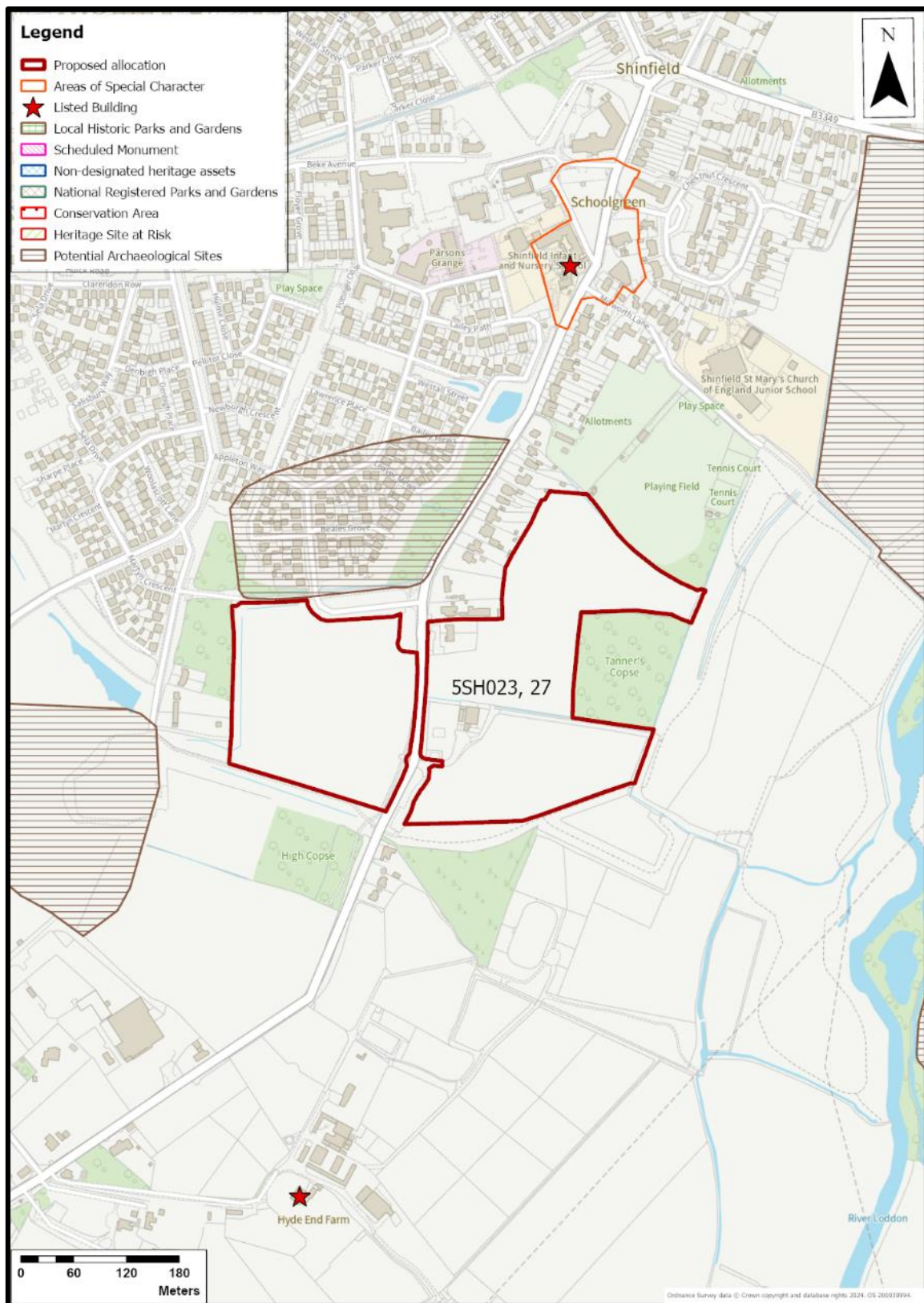


Site Name	Land between 39-53 New Road, Ruscombe
Site Area (ha)	0.34
HELAA Grouping	5RU007Group
Potential for Archaeology: Low	Known Heritage Asset:  No
In proximity to known heritage assets:  Moderate	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>The site is located 150m to the west of a cluster of Grade II listed buildings: Northbury Farmhouse (1118194), Barn at Northbury Farmhouse (1154601) and Granary at Northbury Farmhouse (1319075).</p> <p>There are several archaeological finds recorded in the HER located approximately 250m of the proposed site allocation including palaeoliths, lithics and an ovate cleaver from the Lower Palaeolithic.</p>
Commentary	<p>Whilst there are several designated heritage assets in the wider area, the site is located over 150m away from them, beyond New Road and across a large field. In addition, New Road is heavily vegetated with mature trees that obscure views to and from the Listed Buildings. It is not therefore considered that development would have a harmful impact on the settings of these designated heritage assets. Carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm.</p> <p>There is a live planning application on this site, (ref. 240990) proposing a two storey, 66-bedroom care home. An archaeological desk-based assessment has been submitted in support of this application, which concludes the site has low potential for surviving archaeology. Berkshire Archaeology has confirmed it agrees with this assessment so requests no further information or conditions of approval should permission be forthcoming.</p>
Recommendations	It is recommended that any future planning decision take into account the views of Berkshire Archaeology.



# 5SH023, 27 - Land east and west of Hyde End Road, Shinfield

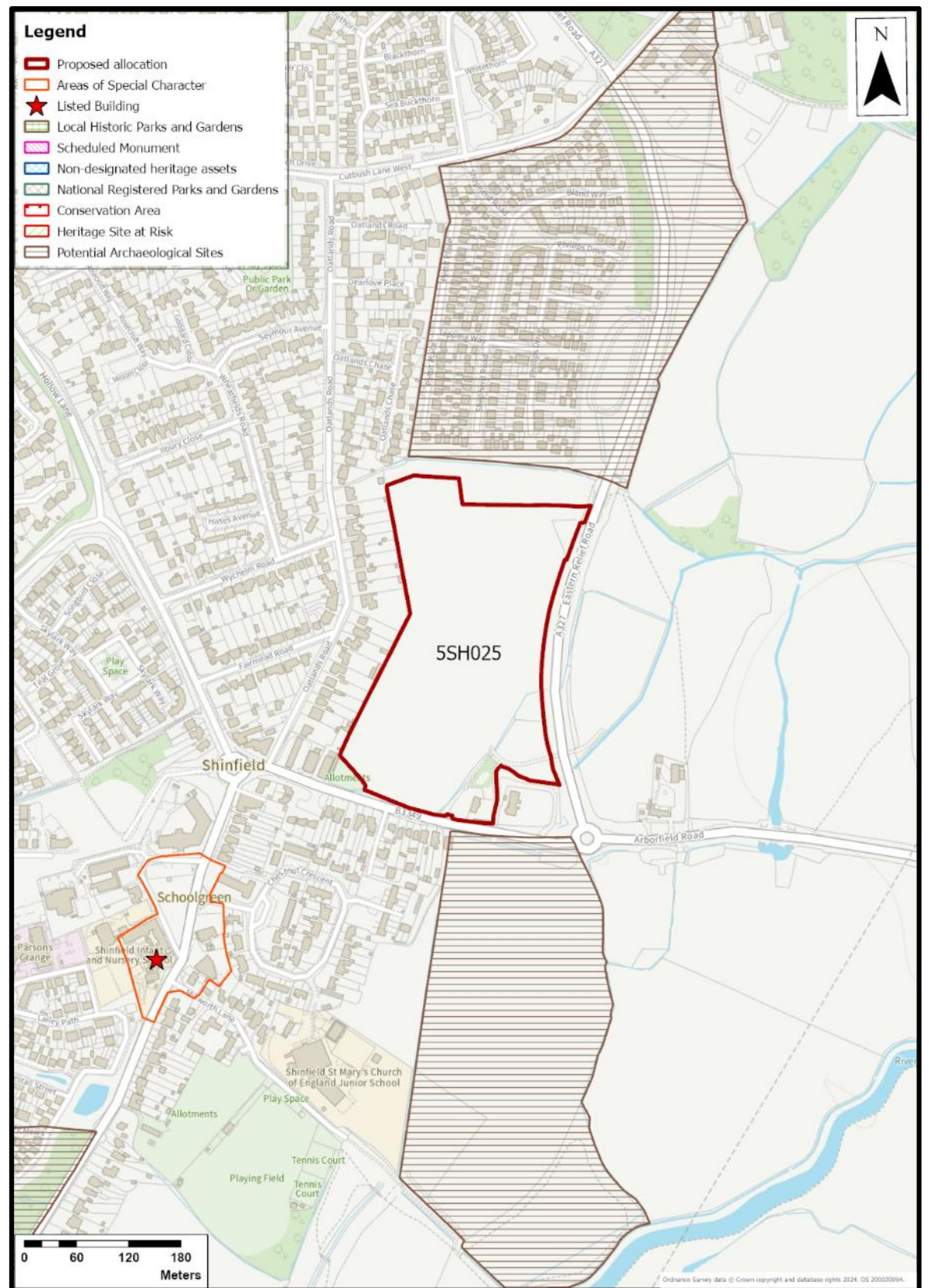
## Proposed Allocation: Land east and west of Hyde End Road



Site Name	Land east and west of Hyde End Road, Shinfield
Site Area (ha)	10.5
HELAA Grouping	5SH023Group
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>There are no known heritage assets in proximity to the site.</p> <p>Land west of Hyde End Road (ref 5SH027) lies just to the south of Potential Archaeological Site 20. Potential Archaeological Site 21 is located roughly 80m to the west. Land east of Hyde End Road (ref. 5SH023) lies approximately 175m south-west of Potential Archaeological Site 19.</p> <p>The site allocation is located within approximately 250m of several archaeological finds listed in the Berkshire Archaeology HER, including Prehistoric flint assemblages, Neolithic flint axe and flint scatter and cropmarks.</p>
Commentary	There are no designated heritage assets which would be impacted by development. Whilst the proposed site allocation falls outside of any Potential Archaeological Sites, given its proximity to three Potential Archaeological Sites (no's 19, 20 and 21) it is considered that there is some potential for archaeological finds to be made on site.
Recommendations	It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.

# 5SH025 - Land North of Arborfield Road

## Proposed Allocation: Land North of Arborfield Road





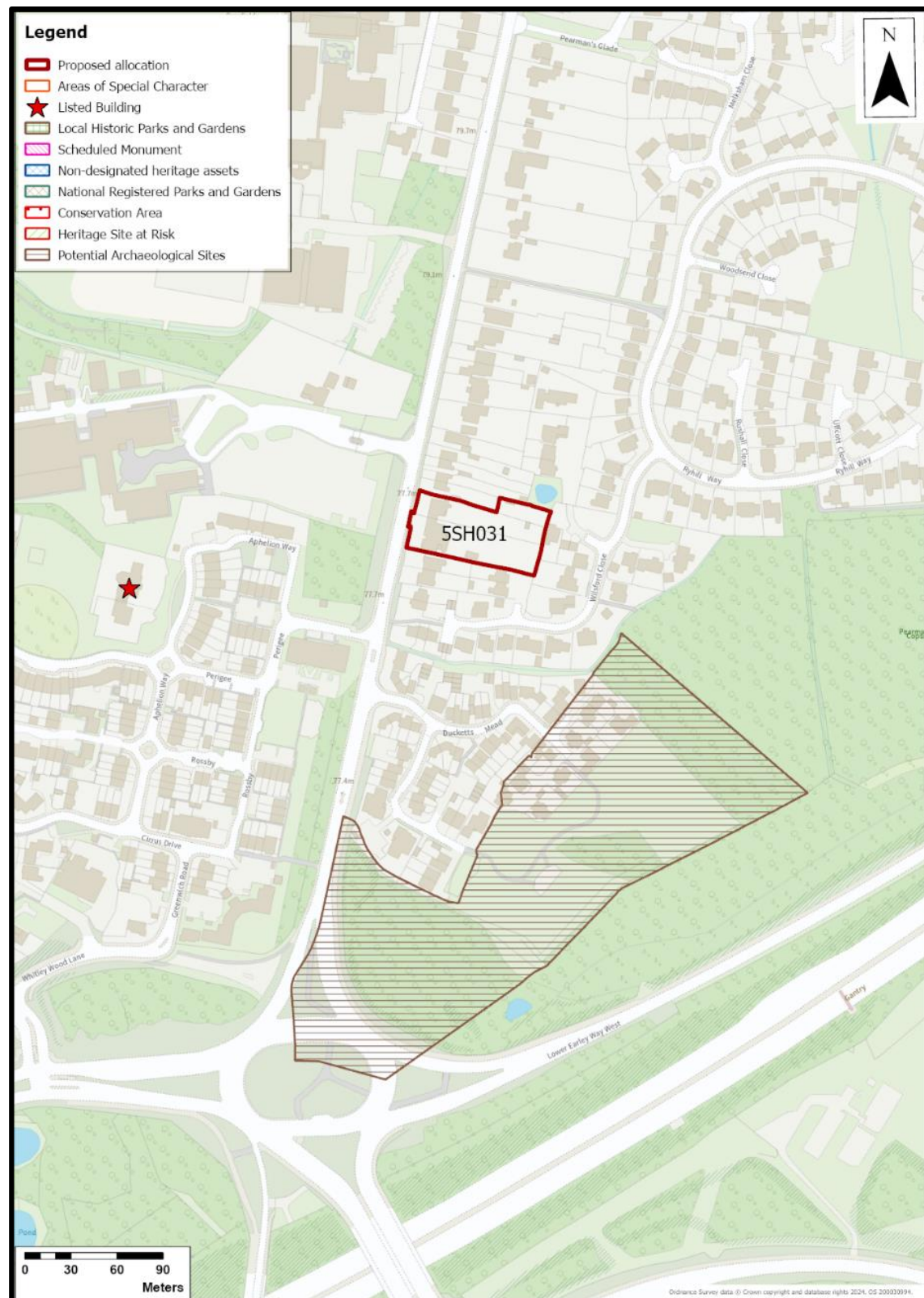
Site Name	Land North of Arborfield Road
Site Area (ha)	7.0
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Assets:  No
In proximity to known heritage assets:  Low	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>The site is not located in close proximity to any designated heritage assets where it would impact on their setting were the potential allocation to come forwards. However it is located immediately to the south of Potential Archaeological Site 17 and immediately to the north of Potential Archaeological Site 19.</p> <p>Additionally there are a number of archaeological records on the HER that have been found within approximately 250m of the proposed site, including a hand-axe, Medieval pottery sherd and coin, ditches and cropmarks.</p>
Commentary	<p>The area immediately to the north of the site (Land South of Cutbush Lane), contained within potential archaeological site 17, came forwards as part of a planning application (181499) for 249 dwellings, allowed on appeal. The inspector set out the following condition in relation to archaeology.</p> <p><i>'No development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation (WSI), which has been submitted to, and approved in writing by, the local planning authority. The results of the evaluation shall inform the preparation of a subsequent mitigation strategy which shall be submitted to, and approved in writing by, the local planning authority prior to the commencement of the development. The mitigation strategy will provide for: i) a programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed; and, ii) a programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI.'</i></p>

	<p>Whilst the proposed site allocation falls outside of any Potential Archaeological Sites, given its proximity to Potential Archaeological Sites no.17 and 19 and the above condition, it is considered that there is some potential for archaeological finds to be made on site.</p> <p>The applicants sought to discharge Condition 30 of their planning permission (relating to Archaeology) under ref. 200660. An Archaeological Evaluation (by Cotswold Archaeology dated August 2020) was submitted to the Council for discharge. The report outlines that a number of field trenches were dug across the site for the purpose of archaeological investigation. The results states that while much of the site contains no archaeology, there were several archaeological finds including Medieval pottery and Prehistoric burnt flints.</p>
<p>Recommendations</p>	<p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>



# 5SH031 - Rustlings', 'The Spring' and land to the rear of 'Cushendall'

Proposed Allocation: Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road

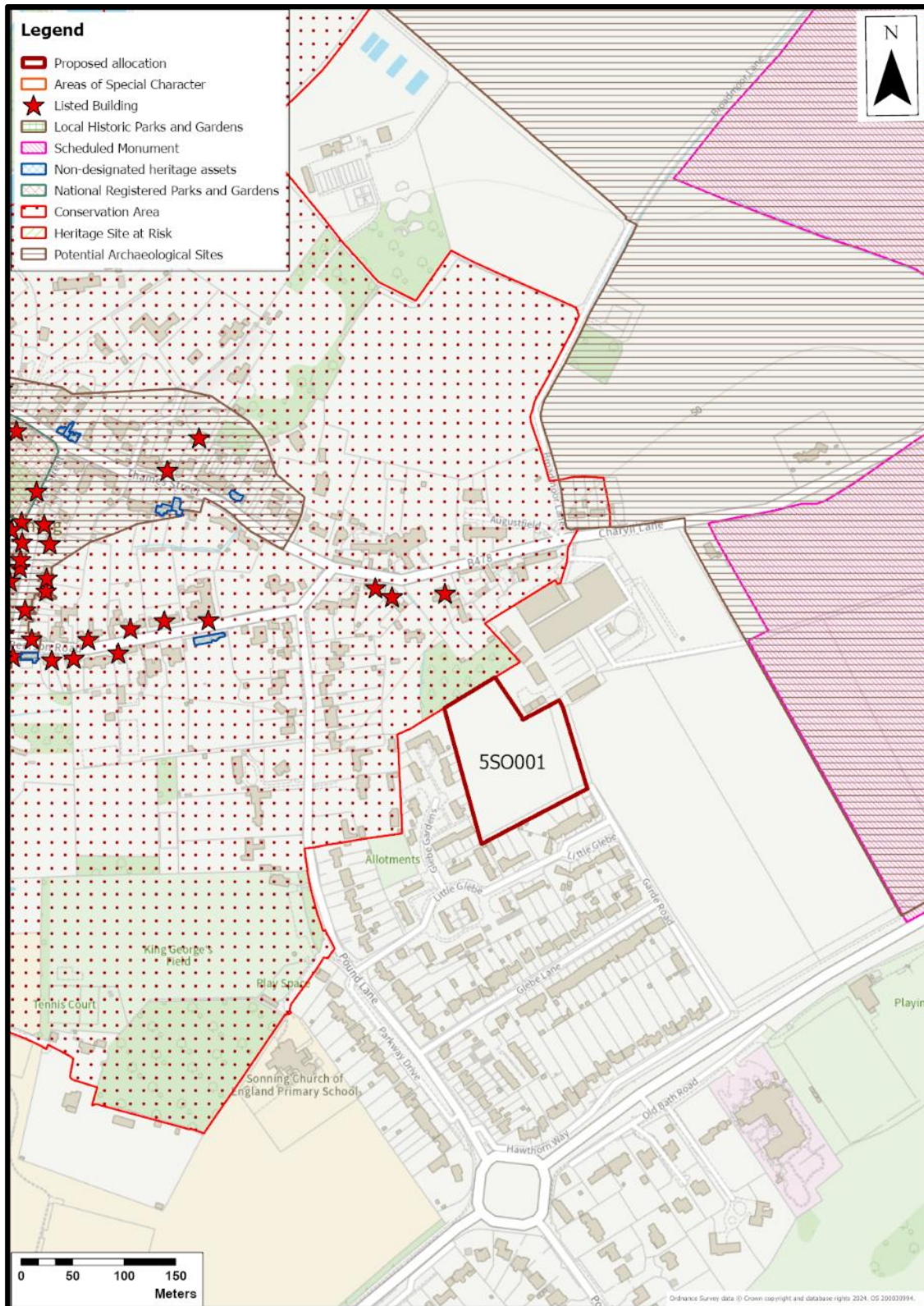


Site Name	Rustlings', 'The Spring' and land to the rear of 'Cushendall', Shinfield Road
Site Area (ha)	0.34
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Asset:  No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>The site is not located in close proximity to any designated heritage assets where it would impact on their setting were the potential allocation to come forwards.</p> <p>There are a number of archaeological finds within 250m of the proposed site allocation that have been listed in the HER including: early Iron Age pit, middle Iron Age occupation and iron production, medieval earthworks and Tudor wall footings.</p>
Commentary	<p>A previous application on the site for 10 dwellings (153433) was resolved to be granted but eventually refused permission in the absence of a legal agreement. Berkshire Archaeology responded to the application and the officer's report recommended the following condition:</p> <p><i>'9. No development shall commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.</i></p> <p><i>Reason: The site is identified as being of archaeological potential. Investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development. Relevant policy: National Planning Policy Framework Section 12 (Conserving and Enhancing the Historic Environment) and Managing Development Delivery Local Plan policy TB25'.</i></p> <p>Whilst the proposed site allocation falls outside of any Potential Archaeological Sites, it is considered that there is some potential for archaeological finds to be made on site, particularly given Berkshire Archaeology's request for the above referenced condition.</p>
Recommendations	It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.



# 5SO001 - Land at Sonning Farm

## Proposed Allocation: Land at Sonning Farm

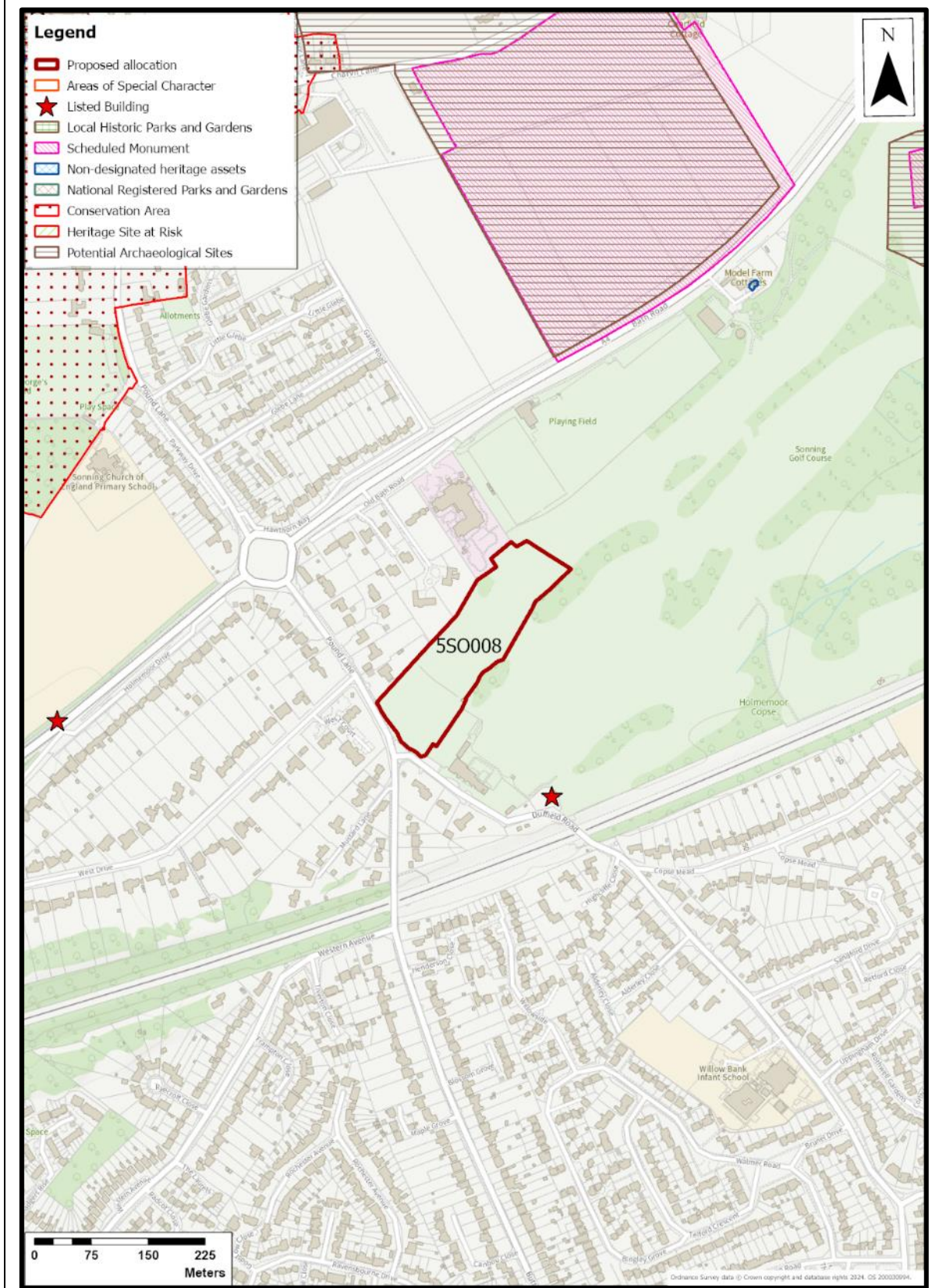


Site Name	Land at Sonning Farm
Site Area (ha)	1.4
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Moderate	Potential for previously unknown heritage assets: Low
Heritage assets	<p>The Sonning Conservation Area lies immediately adjacent to the north of proposed site allocation 5SO001. The Conservation Area contains both designated and non-designated heritage assets. The closest designated heritage assets to the site are three Grade II Listed Buildings that lie to the north of the site on Charvil Lane: Little Court (ref. 1117421) Spring Cottages (refs. 1117422 and 1319449).</p> <p>Whilst the proposed site is not located within a potential archaeology site, the site is located approximately 200m to the west of Archaeological Site 94 which includes Scheduled Monument 'Cropmark Complex S of Charvil Lane' (1006960). A number of archaeological finds have been located within approximately 250m of the site are contained within the Berkshire Archaeology HER, including a Roman pottery, Medieval pottery sherd and pits and an Anderson Shelter.</p>
Commentary	<p>This site is an existing allocation within the MDDD. Whilst the proposed site allocation falls outside of any Potential Archaeological Sites, it is considered that there is some potential for archaeological finds to be made on site. It is unlikely that development of the site would have a harmful impact upon nearby designated and non-designated heritage assets given the distances involved and the physical barriers created by existing buildings and mature trees.</p> <p>It is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm to the adjacent Conservation Area. Whilst the proposed site allocation falls outside of any Potential Archaeological Sites, that there is potential for archaeological finds.</p>
Recommendations	<p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p> <p>A Heritage Impact Assessment would be required to ensure development of this site would not harm the character and setting of the Conservation Area.</p>



# 5SO008 - Land east of Pound Lane

## Proposed Allocation: Land east of Pound Lane



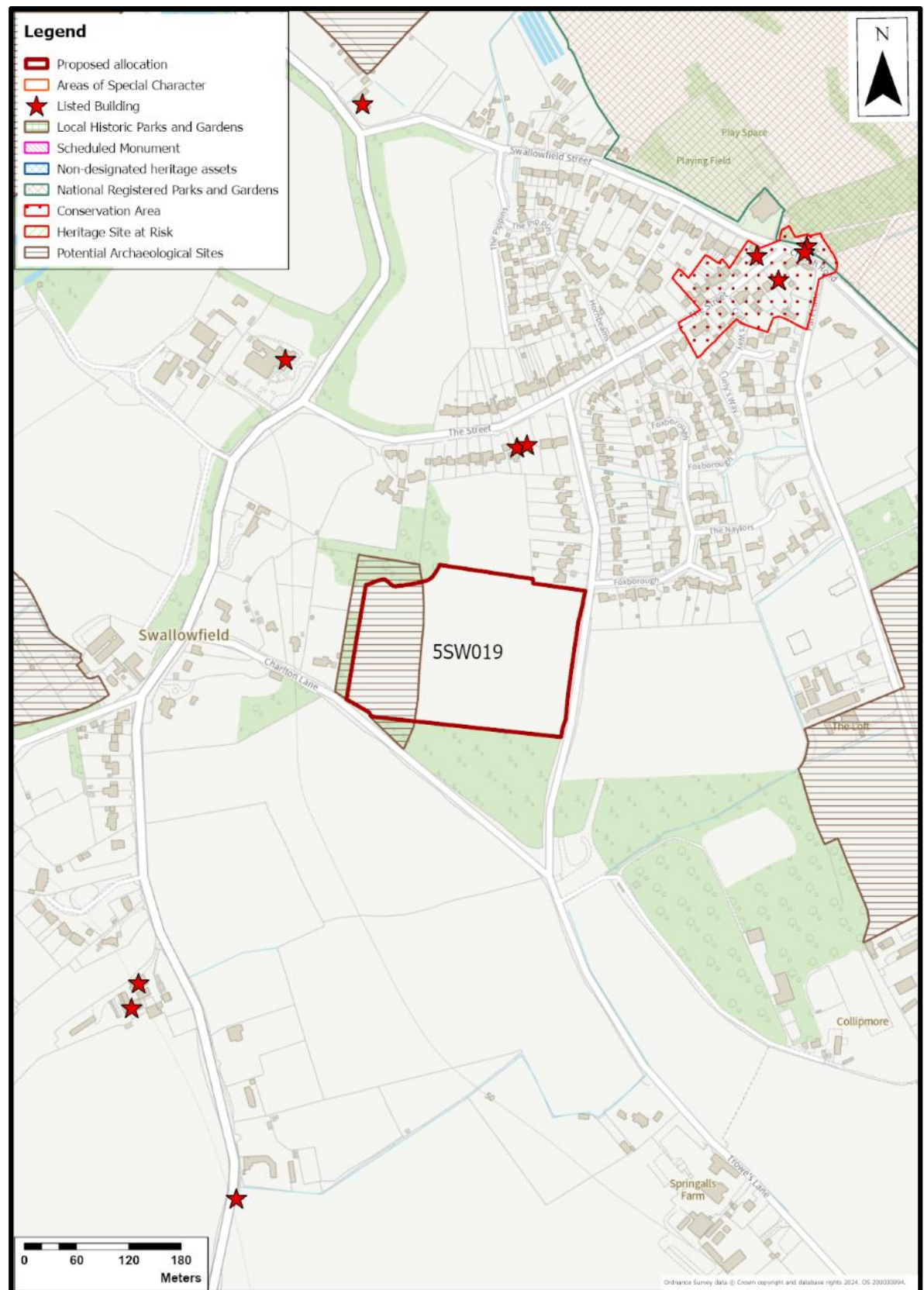


Site Name	Land East of Pound Lane
Site Area (ha)	2.56
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Moderate
Heritage assets	<p>The site is located 175m from the Grade II listed building the Keepers Cottage (1393434). It is not considered that development of the site would impact upon the character and setting of this Listed Building given the separation distances involved and the presence of the golf club and associated car park located in between.</p> <p>Although not located within a designated area of high potential archaeological interest, the site has been identified through a previous application and appeal process as having potential to contain items of archaeological importance (see commentary section below).</p> <p>There are several archaeological records in the HER that were uncovered within approximately 250m of the site, including: lithic artefacts, tranchet axes, hand axes, Roman and Medieval ditches and a Roman coin.</p>
Commentary	<p>The south-western section of the site has been subject of several planning applications one of which was granted at appeal (ref. 161529). Through the application and appeal process Berkshire Archaeology provided comments informing the discussion.</p> <p>On allowing the appeal the inspector imposed an archaeology condition due to the heritage interest of the site:</p> <p><i>'No development shall commence until a programme of archaeological work has been implemented in accordance with a written scheme of investigation, which shall have previously been submitted to and approved in writing by the local planning authority.'</i></p> <p>In response to a subsequent reserved matters application (ref. 200951), Berkshire Archaeology considered that the archaeology condition attached to the outline had been discharged.</p>

	<p>Planning permission was granted in November 2023 for the development of up to 50 dwellings on the larger part of the site (ref 223458).</p> <p>Condition 18 of the planning permission states:</p> <p><i>18. Archaeology Prior to the determination of reserved matters applications dealing with layout, the applicant or their agents or successors in title must have secured the production and submission of a desk-based assessment, and the implementation of a programme of archaeological work (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.</i></p>
<p>Recommendations</p>	<p>It is recommended that the applicants seek to discharge the Archaeological Investigation Condition attached to permissions 200951 and 223458, by submitting a Written Scheme of Investigation to the Council for approval.</p>

# 5SW019 - Land West of Trowes Lane

## Proposed Allocation: Land West of Trowes Lane



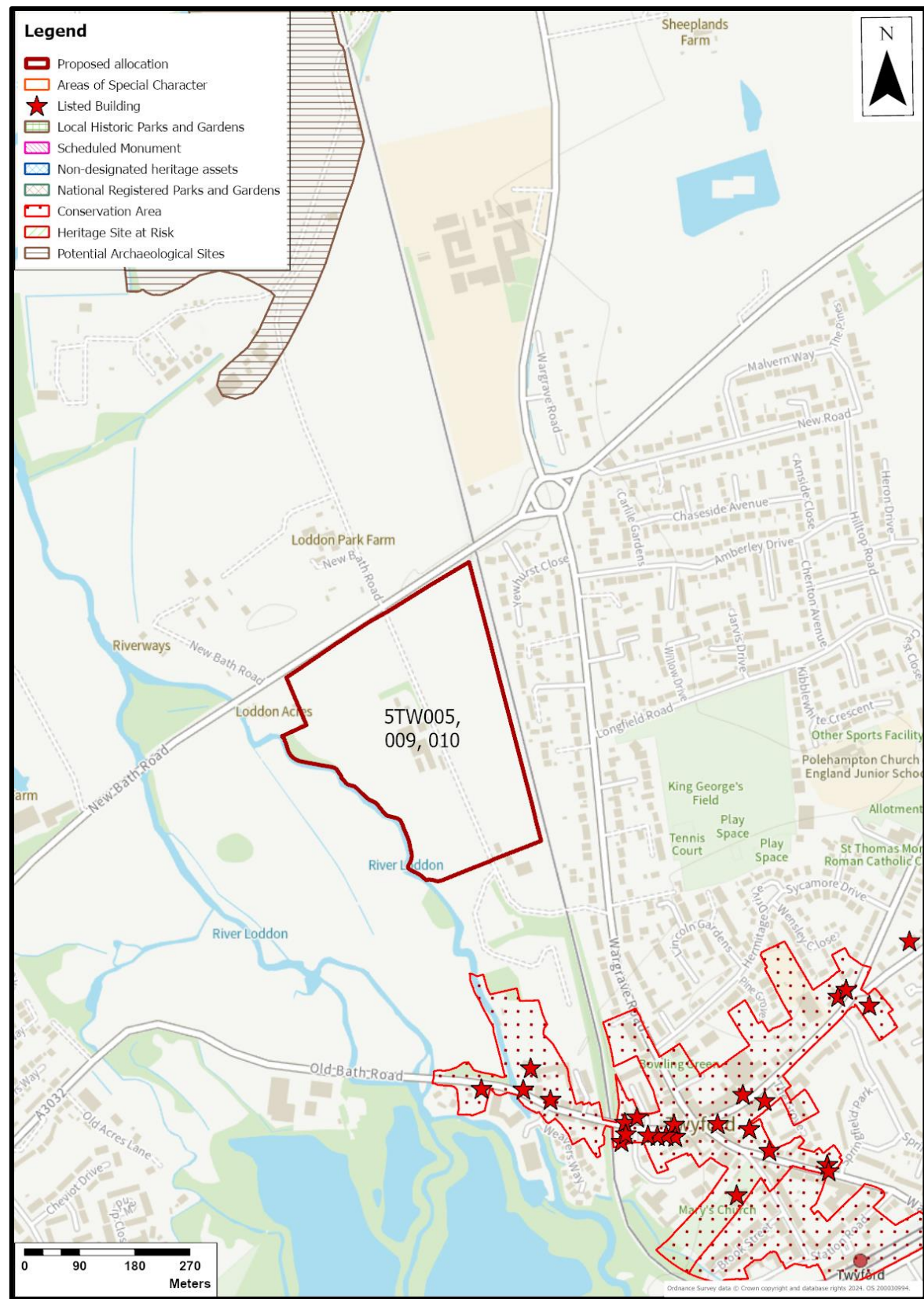
Site Name	Land West of Trowes Lane
Site Area (ha)	4.2
HELAA Grouping	N/A
Potential for Archaeology:  High	Known Heritage Asset:  No
In proximity to known heritage assets:  Low	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>There are two grade II listed buildings located roughly 160m to the north of the proposed allocation, Bowyer's Farmhouse (1135962) and Granary at Bowyer's Farmhouse (1118075). The area between the site and listed buildings contains a number of existing dwellings and mature trees.</p> <p>The western-most section of the site overlaps with a Potential Archaeological Site - Site 62. Additionally, there are numerous records listed in the HER referencing archaeological finds discovered within approximately 250m of the site, including: cropmark features and ditches, Medieval pottery sherds and a Medieval annular brooch.</p>
Commentary	<p>Land to the north of the proposed allocation was granted permission for 20 dwellings on appeal (known as Land west of Trowes Lane, Swallowfield) (162498 (PINS appeal reference APP/X0360/W/17/3175817), with a subsequent reserved matters application (2028450) approved in June 2021. Paragraph 49 of the Inspector's appeal decision relates to the listed buildings:</p> <p><i>'The Bowyer's Farmhouse site, which is situated adjacent to the northeastern corner of the appeal site, contains two Listed Buildings: Bowyer's Farmhouse; and the Granary at Bowyer's Farmhouse. The appellant's Heritage Statement concludes that the proposed development would have no detrimental impact on those designated heritage assets or their setting. This is not disputed by the Council and the main parties agree that the provisions of paragraph 134 of the Framework are not engaged in this case. I agree, not least as the Bowyer's Farmhouse site, which fronts onto The Street, already adjoins residential development to the sides and rear. In this respect the proposal would not conflict with CS Policy CP3. With reference to section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), in my judgement, the proposal would have no adverse effect on the Listed Buildings, their settings or any features of special architectural or historic interest which they possess.'</i></p>

	<p>As such it is not considered that development of the proposed site allocation, which is sited further south of the appeal site, would harm the character and setting of these Listed Buildings.</p> <p>More recently on this site, application ref. 230422 for 81 dwellings was allowed via planning appeal (July 2024). Heritage and archaeology did not feature among the reasons for refusal, and Historic England recommended archaeological conditions of approval be attached to a planning permission regarding a Written Scheme of Investigation.</p> <p>The Planning Inspector therefore included a condition to the planning permission stating:</p> <p><i>No development hereby permitted shall commence until a programme of archaeological work including a written scheme of investigation has been submitted to and approved in writing by the local planning authority. The scheme of investigation shall include but not be limited to the following:</i></p> <ul style="list-style-type: none"> <li><i>(a) programme and methodology of site investigation and recording</i></li> <li><i>(b) programme for post investigation assessment</i></li> <li><i>(c) analysis of the site investigation and recording</i></li> <li><i>(d) means of publication of the analysis and recorded finds</i></li> <li><i>(e) archive deposition of the analysis and recorded finds</i></li> <li><i>(f) nomination of a competent person or organisation to undertake the site investigation.</i></li> </ul> <p><i>The site investigation shall take place in accordance with the approved programme of archaeological work. The development hereby permitted shall not be occupied until the post investigation assessment has been undertaken and the analysis and recorded finds have been published and deposited.</i></p> <p>There is a potential risk of harm to unknown archaeological heritage assets, but it is not considered that this would preclude development. Harm could be mitigated through appropriate desk-based assessment and investigations at the application stage, in accordance with existing and emerging planning policy.</p>
Recommendations	<p>It is recommended that the applicants seek to discharge the Archaeological Investigation Condition attached to permission 230422, by submitting a Written Scheme of Investigation to the Council for approval.</p>



# 5TW010 - Land at Bridge Farm, Twyford

## Proposed Allocation – Land at Bridge Farm

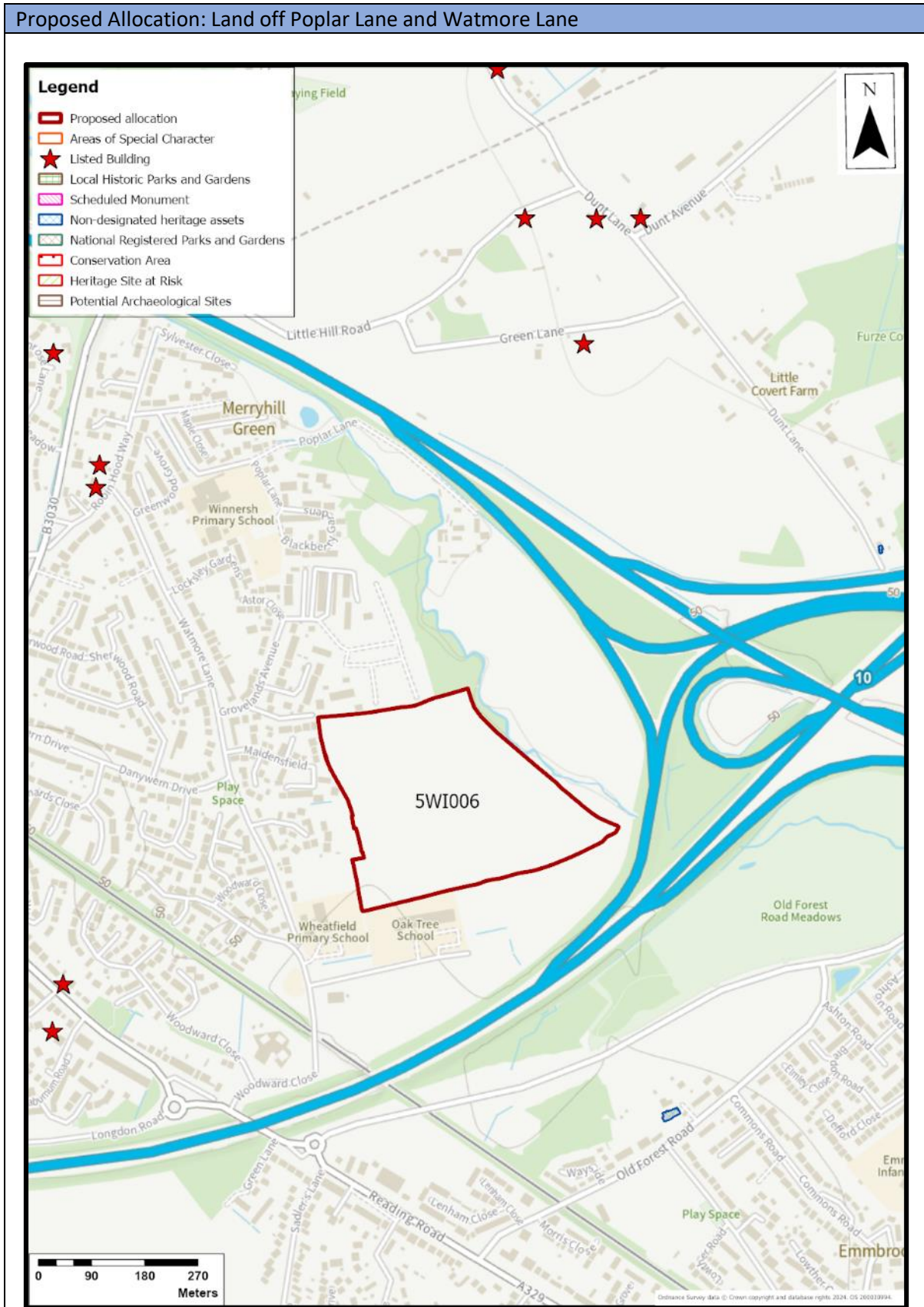


Site Name	Land at Bridge Farm, Twyford
Site Area (ha)	12.4
HELAA Grouping	5TW005Group
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>The site is located roughly 200m to the north of the Twyford Conservation Area and its constituent designated heritage assets.</p> <p>The site does not lie within an Archaeological Priority Zone, though there a number of archaeological finds have been made within approximately 250m of the site and recorded in the HER, including: a Neolithic axe and an axe-head, an Iron Age axe-head, five Saxon spearheads and a 16<sup>th</sup> Century pot.</p>
Commentary	<p>The area between the Conservation Area and the proposed site allocation is well vegetated with mature trees and hedgerows and given this and the separation distance involved (200m) it is not considered that development of the site would harm the character and appearance of the Conservation Area. A continuing care retirement community south of the site (under construction) will further provide a physical buffer to the Conservation Area.</p> <p>Outline planning permission (ref. 212720) was granted for the development of up to 200 dwellings (all matters reserved except access to the site) in July 2023. Berkshire Archaeology were consulted over the application, which included results from an archaeological investigation (involving a geophysical survey, evaluation trenching) and a Desk-Based Assessment. Berkshire Archaeology advised:</p> <p><i>"The evaluation trenching has demonstrated the existence of both early Neolithic activity and Late Iron Age activity within the red line boundary of the site, in the northwest and southwest parts respectively.</i></p> <p><i>...Evaluation trenching has confirmed that much of the site has not previously been built upon. The groundworks required to facilitate the proposed development have the potential to negatively impact previously undisturbed archaeological deposits. We would therefore recommend that a further scheme of archaeological works is secured by an appropriately worded condition."</i></p>

	A condition requiring a Written Scheme of Investigation was attached to the planning permission.
Recommendations	It is recommended that the applicants seek to discharge the Archaeological Investigation Condition attached to permission 212720, by submitting a Written Scheme of Investigation to the Council for approval.

# 5WI006 - Land off Poplar Lane and Watmore Lane

## Proposed Allocation: Land off Poplar Lane and Watmore Lane





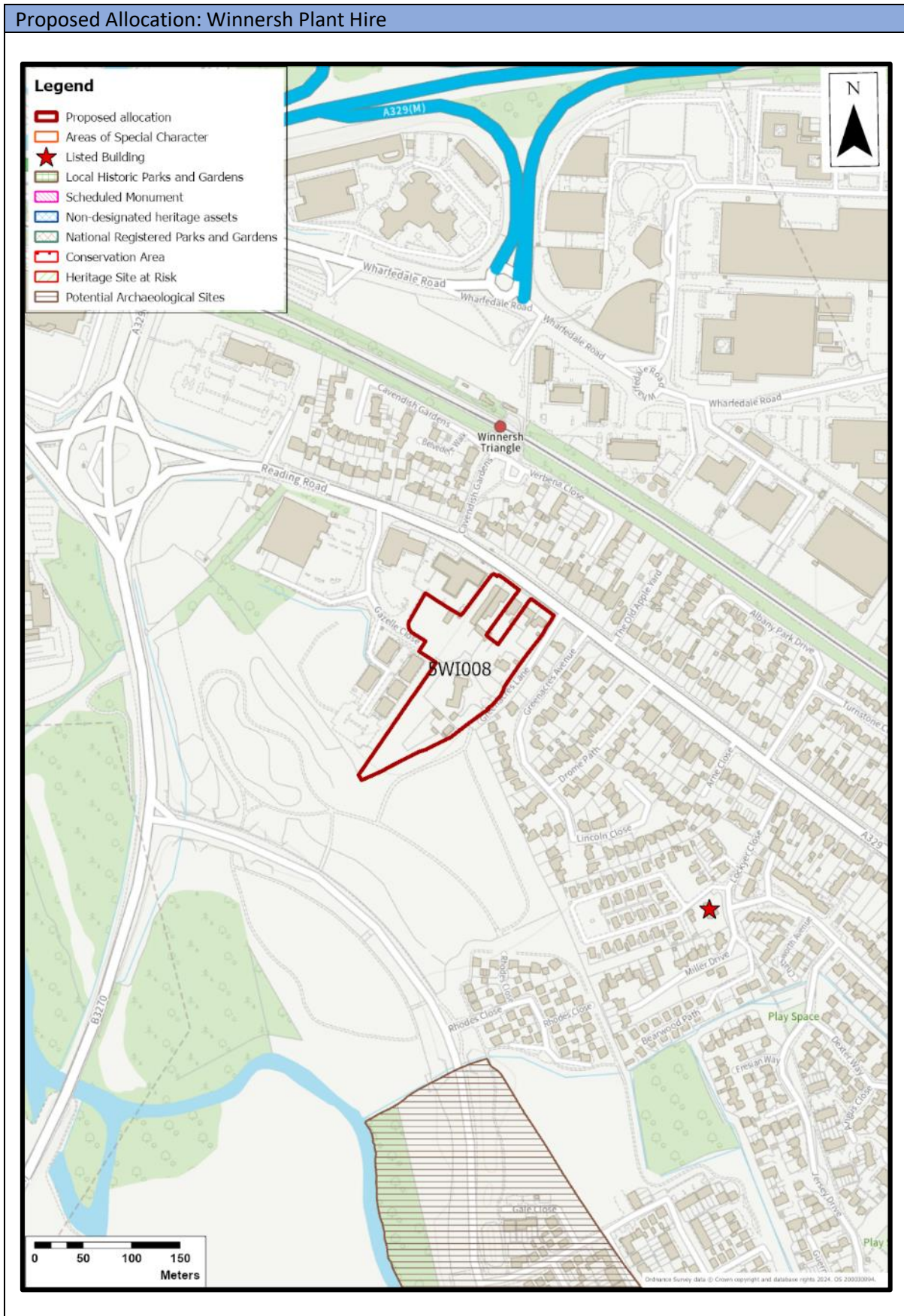
Site Name	Land off Poplar Lane and Watmore Lane, Winnersh
Site Area (ha)	10.9
HELAA Grouping	5WI004Group
Potential for Archaeology:  Low	Known Heritage Asset:  No
In proximity to known heritage assets:  Low	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>There are no known designated or locally listed non-designated heritage assets within a reasonable distance of the site which would have their setting impacted by the proposed allocation coming forwards.</p> <p>There are 4 records contained within the Berkshire Archaeology HER within roughly 250m of the proposed site allocation, including Bronze Age urns and a multi-period findspot. The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Roman remains.</p>
Commentary	<p>Outline planning permission for the development of up to 234 homes was allowed via appeal in March 2024 (reference 230208).</p> <p>An archaeological assessment report submitted alongside the application shows the site has been subject to geophysical survey. Despite the known archaeological potential in the broader area, geophysics identified no archaeological anomalies, and the assessment concludes that the potential for the site to contain remains of significance is low.</p> <p>Berkshire Archaeology are broadly in agreement with the conclusions of the assessment, stating that archaeological evaluation of the site is required. They recommend the inclusion of a condition to the planning permission. following condition is applied, should planning permission be granted:</p> <p>The Planning Inspector therefore included a condition to the planning permission stating:</p> <p><i>No development shall take place until a programme of archaeological work in accordance with a written scheme of investigation has been submitted and approved by the planning authority. The development shall only take place in accordance with the approved detailed scheme.</i></p>



Recommendation	It is recommended that the applicants seek to discharge the Archaeological Investigation Condition attached to permission 230208, by submitting a Written Scheme of Investigation to the Council for approval.
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# 5WI008 - Winnersh Plant Hire

## Proposed Allocation: Winnersh Plant Hire

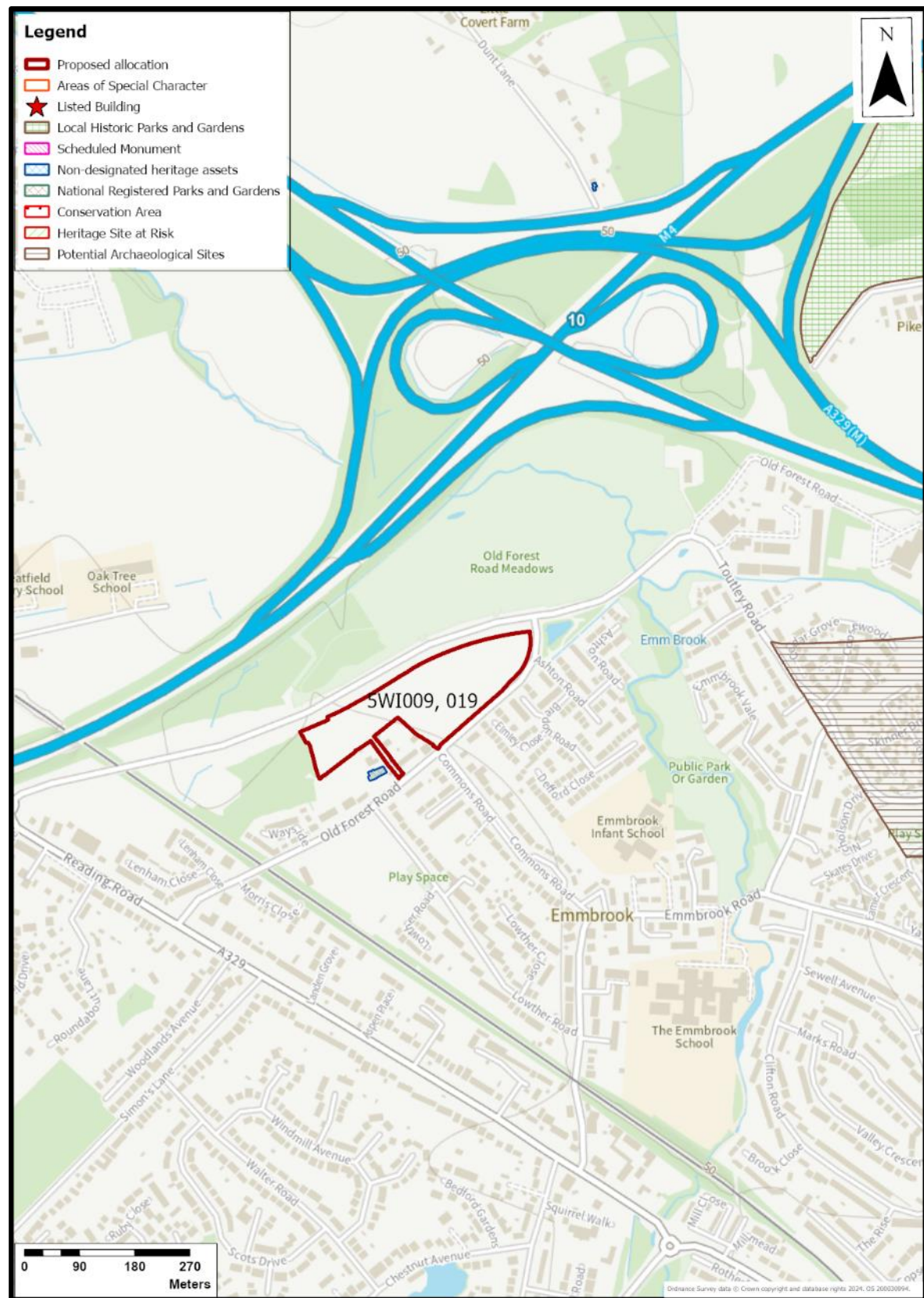


Site Name	Winnersh Plant Hire
Site Area (ha)	1.6
HELAA Grouping	N/A
Potential for Archaeology: Low	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	There are no known designated or locally listed non-designated heritage assets within a reasonable distance of the site. The site is not located within an Archaeological Site, there is a single record contained in the Berkshire Archaeology HER within roughly 250m of the proposed site – an undated ditch feature.
Commentary	<p>The HER entry is described as: <i>'An undated ditch feature, possibly a field boundary or a drainage ditch, was revealed during the course of an archaeological evaluation.'</i> The evaluation suggests there is limited potential form archaeological finds being present locally. As such the site is considered to be an area of low potential for archaeology.</p> <p>The site shares a boundary to the south with Hatch Farm Dairies, where a development for 433 units was built out under outline application ref. O/2006/8687 and Reserved Matters application ref. 152359. Permissions did not include conditions relating to archaeology.</p>
Recommendations	Prior to submission of any future applications the applicant should review the historic environment record including relevant archaeological records.



# 5WI009 and 5WI019 - Land rear of Toutley Hall, northwest of Old Forest Road

Proposed Allocation: Land to the rear of Toutley Hall, northwest of Old Forest Road

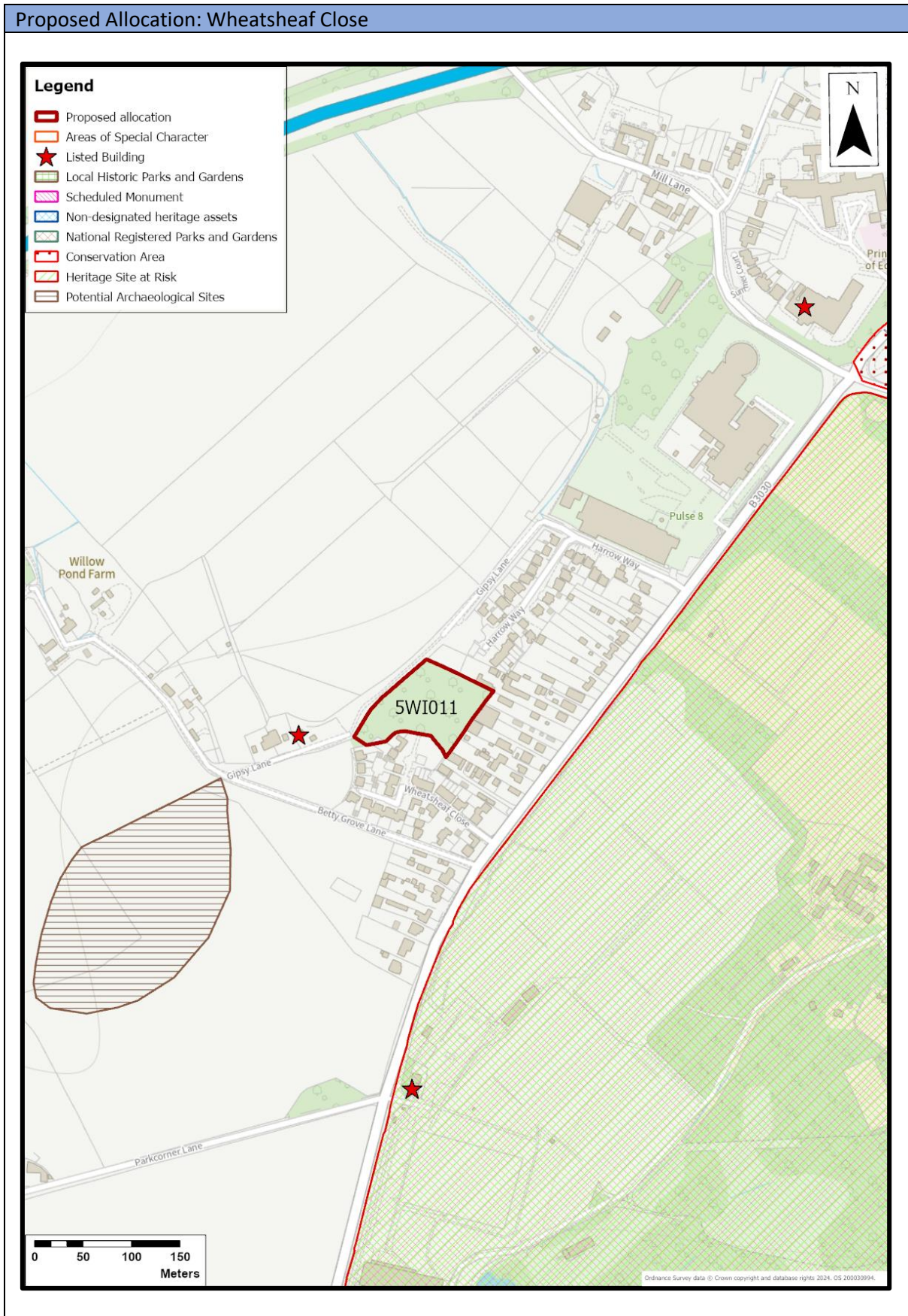


Site Name	Land to the rear of Toutley Hall, northwest of Old Forest Road
Site Area (ha)	4.44
HELAA Grouping	5WI009 Group
Potential for Archaeology:  Low	Known Heritage Asset:  No
In proximity to known heritage assets:  Moderate	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>There are no known designated heritage assets in proximity to the site. The Locally Listed non-designated heritage asset Toutley Hall is located approximately 100m to the southwest of site 5WI009 and less than 10m from site 5WI019.</p> <p>The allocation is not located within an Archaeological Site, though there are 4 records contained within the Berkshire Archaeology HER that were found roughly 250m from the proposed site allocation including ditches, a linear feature and former building.</p>
Commentary	<p>The developable part of the site is located roughly 100m to the north-east of the Locally Listed Toutley Hall, separated by existing built form and mature trees and it is not therefore considered development here would harm the setting of this non-designated heritage asset. However, one of the access points to site 5WI019 (an existing narrow access lane) runs adjacent to Toutley Hall (roughly 8m separation distance). The setting of this Locally Listed Building could potentially be affected by an increase in vehicular movements here, if the access was to be utilised as part of a future development. Should this be the case, a Heritage Impact Assessment would be required.</p> <p>It is considered that there is limited potential for archaeological finds being present locally. As such the site is considered to have low potential for archaeology.</p>
Recommendations	<p>A Heritage Impact Assessment is required, to a level commensurate with the asset's importance, which takes the significance of this non-designated heritage asset into account as part of the design process and seeks to minimise and mitigate any identified harm to this asset and its setting.</p> <p>Prior to submission of any future application the applicant should review the historic environment including relevant archaeological records.</p>



# 5WI011 - Wheatsheaf Close

## Proposed Allocation: Wheatsheaf Close



Site Name	Wheatsheaf Close
Site Area (ha)	0.74
HELAA Grouping	N/A
Potential for Archaeology: Low	Known Heritage Asset:  No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets:  Low
Heritage assets	The site allocation is located 70m to the north-east of the Grade II Listed Oak Cottage (1319149). The site is located roughly 150m to the north-east of the potential archaeological site 42. There are also several archaeological finds recorded in the HER within 250m of the allocated site, including: early Iron Age and Roman features and finds.
Commentary	<p>This site is an existing allocation within the adopted Development Plan. Whilst the site is roughly 70m away from the Grade II Listed Oak Cottage, the presence of mature trees, a public footpath and pre-existing development on Wheatsheaf Close (36 dwellings delivered under ref. O/2003/8796) ensure that the character and setting of the statutorily listed building would not be adversely affected by development of the allocated site.</p> <p>A condition was attached to the aforementioned permission, relating to the archaeological potential of the site. Consequently, archaeological works have already taken place within much of the proposed site, in association with this development. On behalf of the council the archaeological evaluation was undertaken by Thames Valley Archaeological Services Ltd. Their conclusion was as follows:</p> <p><i>'The archaeological trenched evaluation of the former school has demonstrated an absence of archaeological deposits. Similarly, no archaeological finds were recovered either from the trenches or spoil heaps. On the basis of these results, it is considered that the site has no archaeological potential.'</i></p> <p>Through the later reserved matters application (060204) Berkshire Archaeology officers confirmed: <i>'any archaeological conditions relating to the application can now be discharged, with no requirement for further archaeological work'</i>.</p> <p>It is considered that there is limited potential form archaeological finds being present locally, particularly given the results of the archology evaluation as described above. As such the site is considered to be an area of low potential for archaeology.</p>

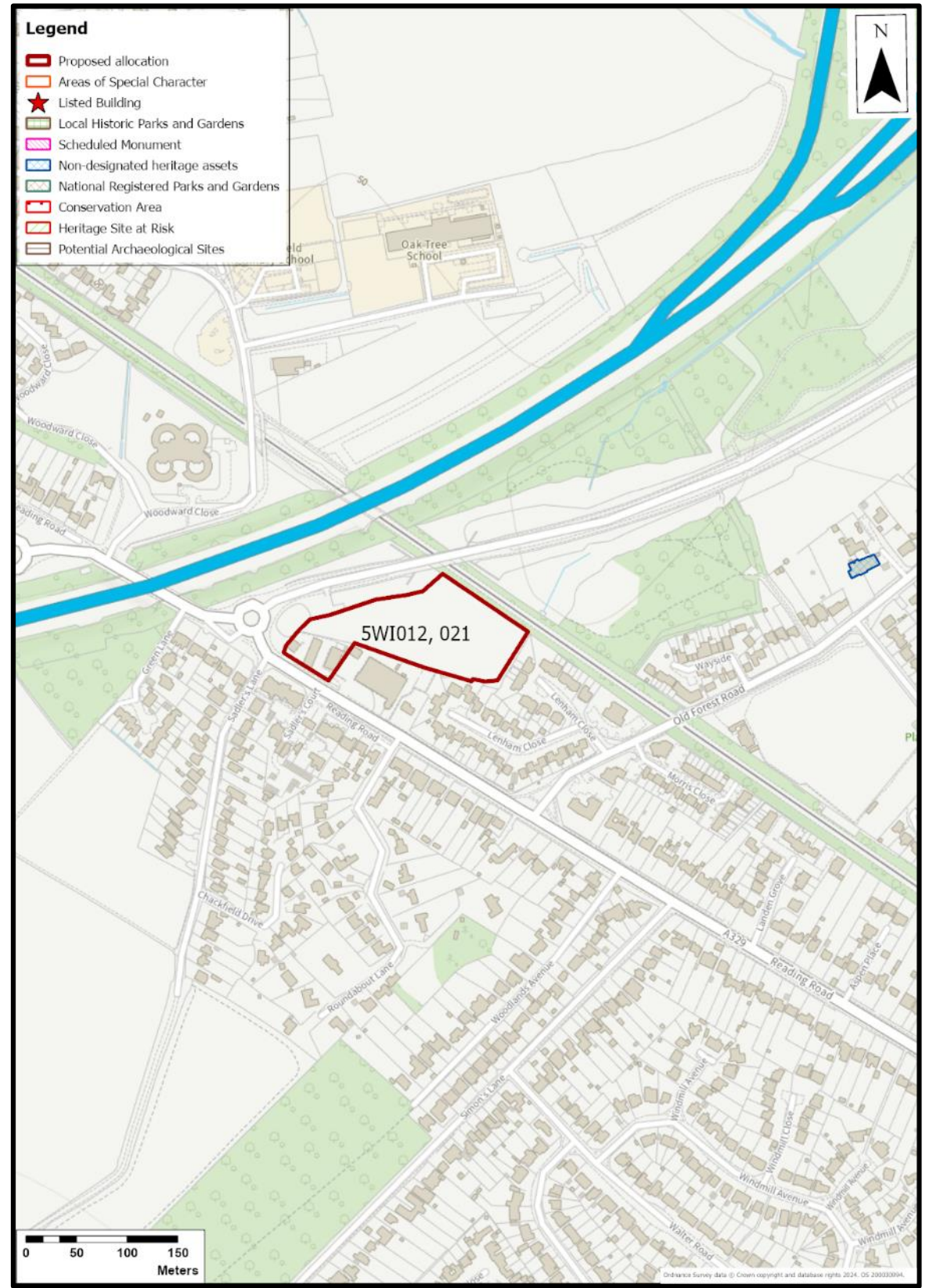
Recommendations

Prior to submission of any future application the applicant should review the historic environment including relevant archaeological records



# 5WI012, 21 - Land to the rear of Bulldog Garage, Reading Road

Proposed Allocation: Land to the rear of Bulldog Garage, Reading Road

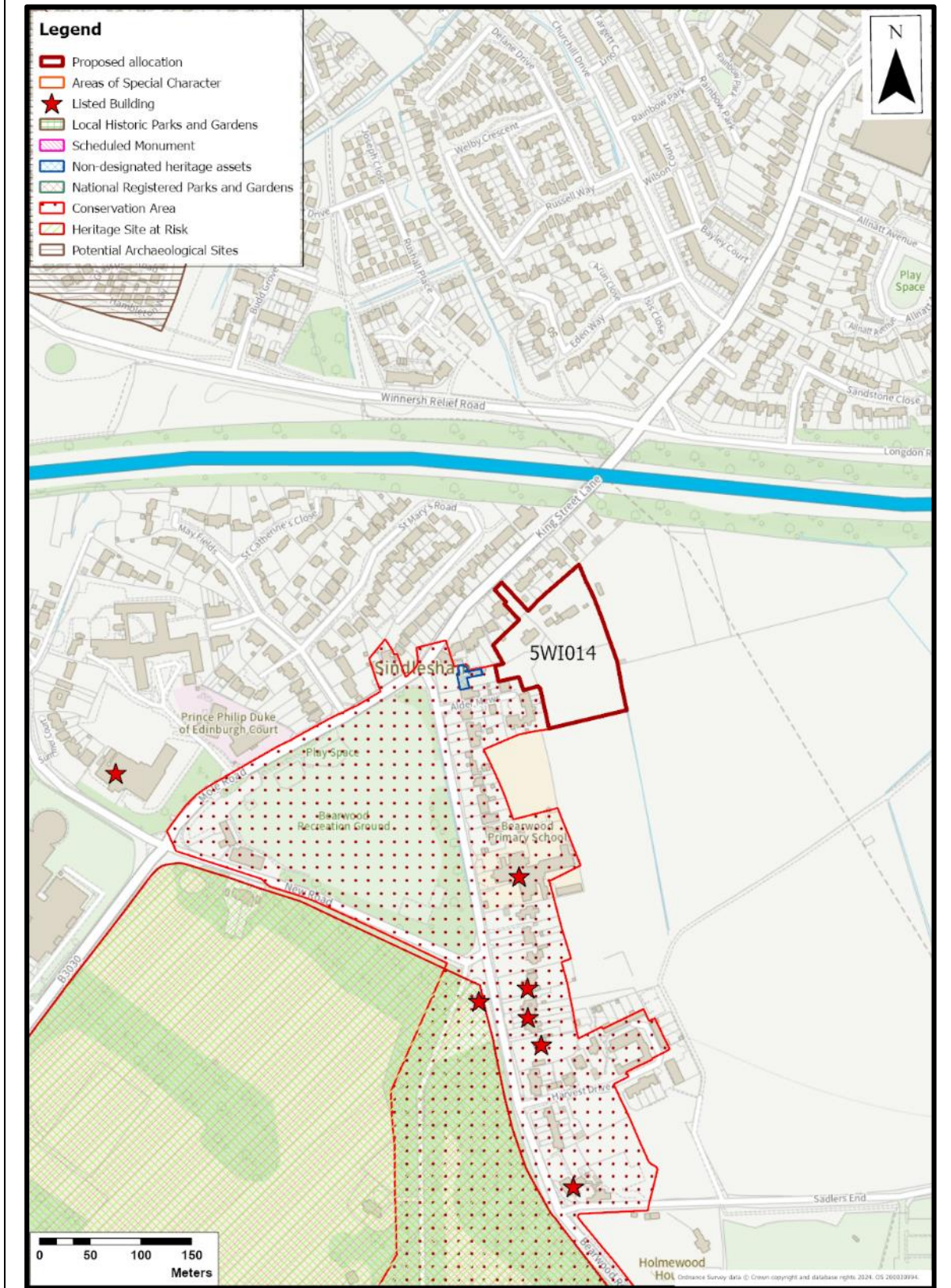


Site Name	Land to the rear of Bulldog Garage, Reading Road, Wokingham, RG41 5AG
Site Area (ha)	0.8
HELAA Grouping	N/A
Potential for Archaeology: Low	Known Heritage Assets:  No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets:  Low
Heritage assets	There are no known designated or locally listed non-designated heritage assets within the site which would have their setting impacted by the proposed allocation coming forwards.  There are 2 records within the Berkshire Archaeology HER within roughly 250m of the proposed site including ditches and a linear feature.
Commentary	The HER records state that the ditch features are thought to be field boundaries, one of which contained a single shard of pottery, another was found to contain prehistoric flint, although this may be residual material.  There may be a low risk of harm to any potentially unknown archaeology, but it is not considered that this would preclude development.
Recommendations	Prior to submission of any future application the applicant should review the historic environment including relevant archaeological records.



# 5WI014 - 69 King Street Lane, Winnersh, RG41 5BA

Proposed Allocation: 69 King Street Lane, Winnersh

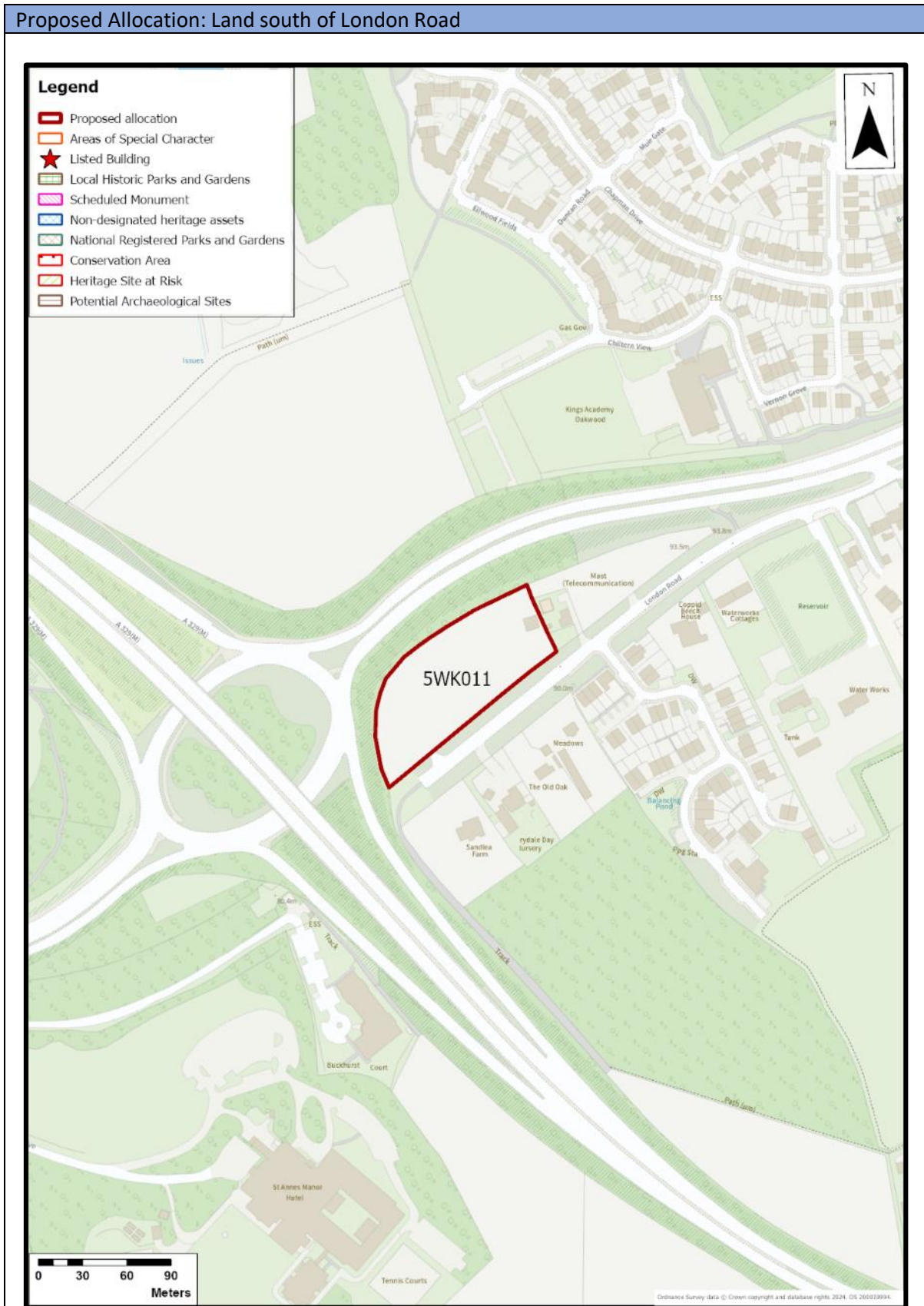


Site Name	69 King Street Lane, Winnersh, RG41 5BA
Site Area (ha)	1.25
HELAA Grouping	N/A
Potential for Archaeology: Low	Known Heritage Asset:  No
In proximity to known heritage assets: High	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>The site is located immediately adjacent to the Sindlesham Conservation Area which runs along the western boundary. The site is located approximately 155m from the Grade II Listed Bearwood County Primary School (1118101). The boundary of the school site appears to be heavily vegetated and existing residential properties located on Alder Mews help provide visual separation between the site and the Listed Building.</p> <p>The site is adjacent along its western boundary to the grounds and curtilage of the locally listed heritage asset Bearwood Hall, Bearwood Road Sindlesham, the building itself is roughly 15m from the site boundary. No archaeological finds recorded in the HER within 250m of the site.</p> <p>The site is the subject of outline planning application ref. 231094 for erection of up to 28 dwellings, with only access to be considered. Planning Committee have resolved to grant planning permission subject to the signing of a s.106 legal agreement.</p>
Commentary	<p>The site is located approximately 155m from the Grade II Listed Bearwood County Primary School (1118101). The boundary of the school grounds appears to be heavily vegetated and this, coupled with the pre-existing residential properties on Alder Mews help to physically separate and screen the proposed site allocation from this Listed Building.</p> <p>The site is located adjacent to a Conservation Area and in proximity of several designated and non-designated heritage assets. Whilst there is potential for development to harm these heritage assets, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm.</p>
Recommendations	A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.



# 5WK011 – Land south of London Road, Wokingham

## Proposed Allocation: Land south of London Road

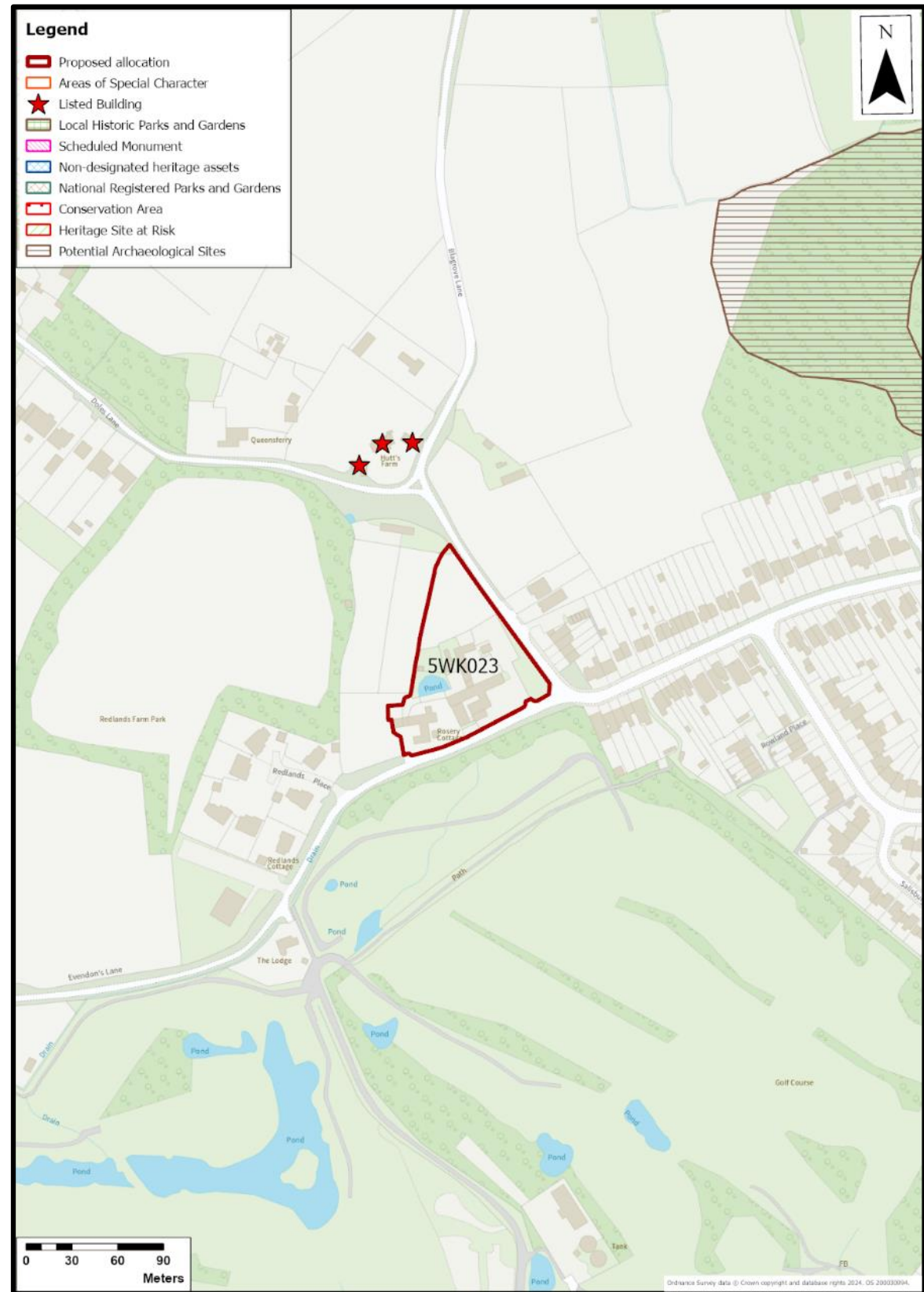


Site Name	Land South of London Road, Wokingham
Site Area (ha)	0.79
HELAA Grouping	5WK011
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Low	Potential for previously unknown heritage assets: Low
Heritage assets	<p>There are no known designated or locally listed non-designated heritage assets within or in close proximity to the site.</p> <p>The site is not located within an Area of High Archaeological Potential, however there are several archaeological entries in the HER within roughly 250m of the proposed site allocation, including an Iron Age banjo enclosure, cropmark and an assemblage of pre-historic struck flint.</p>
Commentary	Whilst the site is not located within an Area of High Archaeological Potential, the above information demonstrates that the site has moderate potential for further archaeological finds.
Recommendation	It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.



# 5WK023 – Rosery Cottage and 171 Evendons Lane, Wokingham

## Proposed Allocation – Rosery Cottage and 171 Evendons Lane

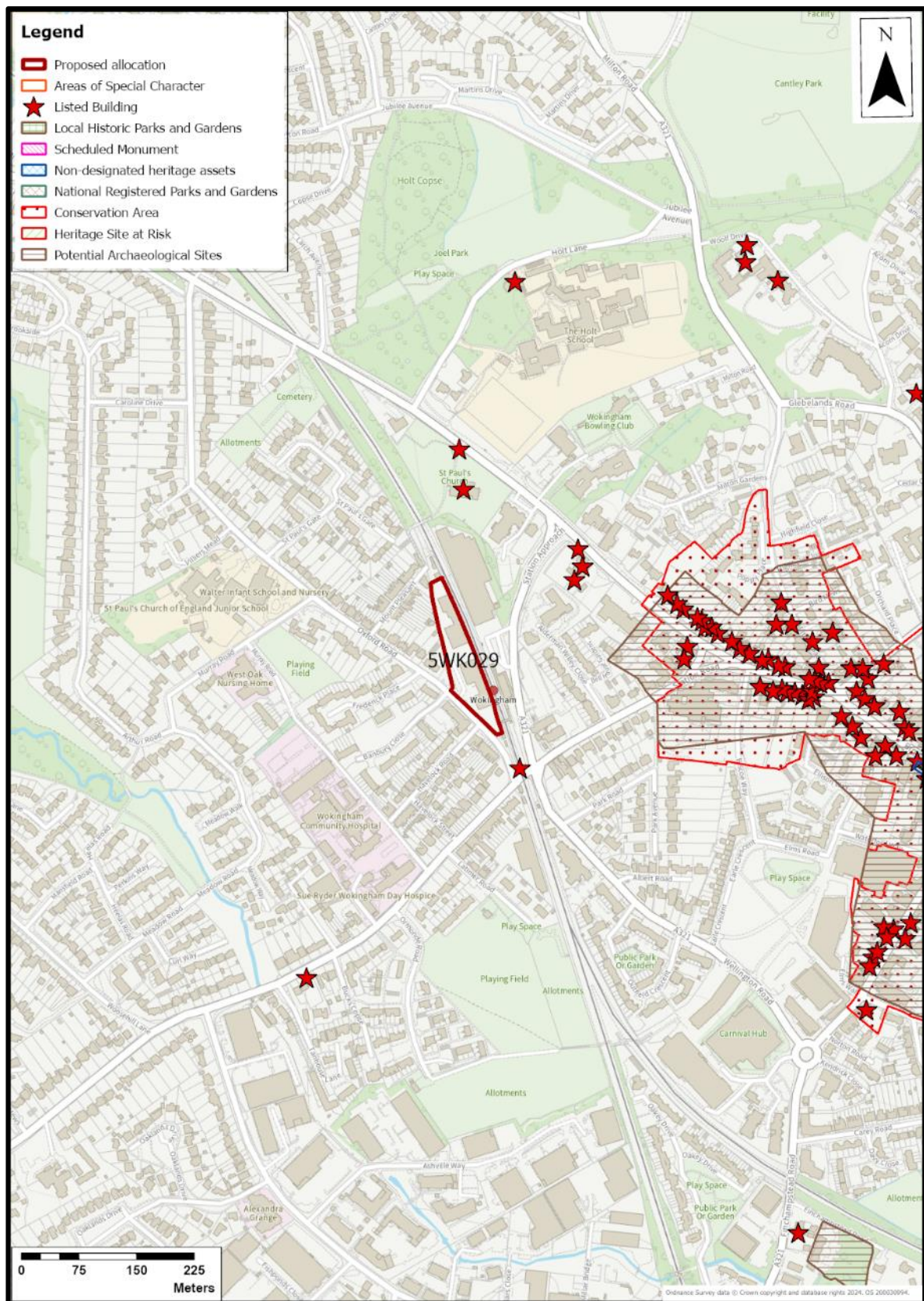


Site Name	Rosery Cottage and 171 Evendons Lane, Wokingham
Site Area (ha)	1.5
HELAA Grouping	5WK023
Potential for Archaeology:  Low	Known Heritage Asset on site:  No
In proximity to known heritage assets:  High	Potential for previously unknown heritage assets to be found on or in proximity to the site:  Low
Heritage assets	<p>The site is located approx. 65m to the south of three Grade II Listed Buildings: Hutts Farmhouse (ref. 1154534), a cattle shelter (ref. 1303772) and a barn (ref. 1319137). Rosery Cottage has been identified as a candidate for local listing as a non-designated heritage asset by the Council's Conservation Officer and this will require their further investigation. The site does not lie within an area of High Archaeological Potential, nor are there any records in the HER of archaeological finds being located nearby.</p> <p>There is a resolution to grant outline planning permission on site, for a 64 bed care home with site access, parking, hard and soft landscaping, and other associated works following demolition of existing commercial buildings (ref. 231351).</p>
Commentary	The applicants have submitted a Heritage Statement including a Heritage Impact Assessment in support of their application. The Council's Conservation Officer has raised no objection to the principle of the outline application, subject to the submission of detailed design plans at the Reserved Matters stage whereupon further built heritage comments will be provided.
Recommendations	A condition of approval should be attached to any forthcoming permission requesting the applicants submit further detailed design plans of the building and its relationship to these neighbouring heritage assets.



# 5WK029 - Station Industrial Estate, Oxford Road, Wokingham

## Proposed Allocation: Station Industrial Estate

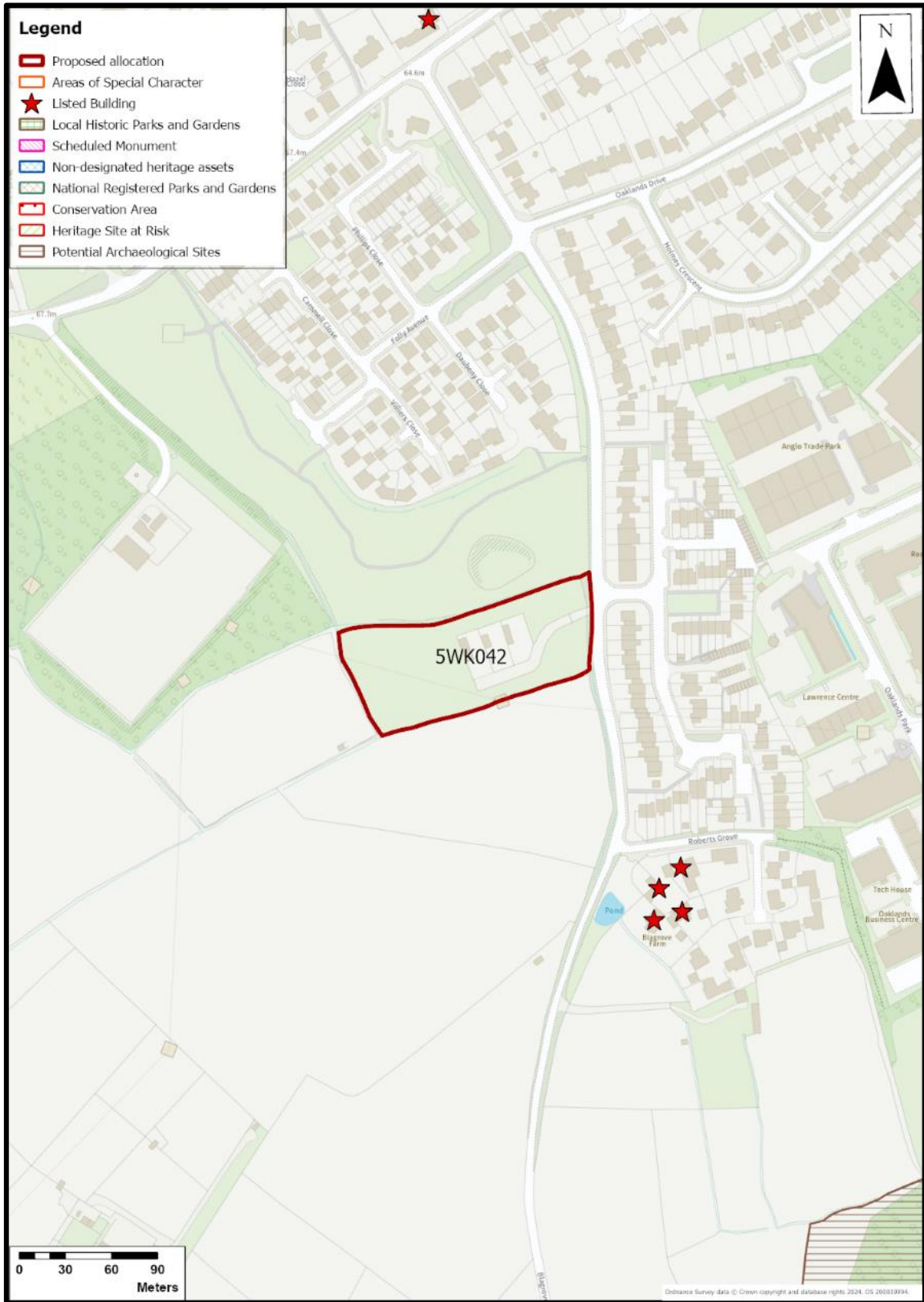


Site Name	Station Industrial Estate, Oxford Road, Wokingham
Site Area (ha)	0.65
HELAA Grouping	N/A
Potential for Archaeology:  Moderate	Known Heritage Asset:  No
In proximity to known heritage assets:  Moderate	Potential for previously unknown heritage assets:  Low
Heritage assets	<p>The site is located roughly 60m to the north of the Grade II Listed Footbridge Immediately South of Wokingham Station (1268457).</p> <p>The site is located approx. 165m from Archaeological Site 60. There are several records contained in the Berkshire Archaeology HER within approximately 250m of the site including a Lower Palaeolithic findspot, late Iron Age/early Roman pottery sherd and 16<sup>th</sup> Century construction debris.</p>
Commentary	<p>Whilst the site is located roughly 60m to the north of the Grade II Listed Footbridge Immediately South of Wokingham Station (1268457), this designated heritage asset is obscured from view by the modern and much more substantial station footbridge located in between.</p> <p>It is considered that there is some potential for archaeological finds being present locally. As such the site is considered to be an area of moderate potential for archaeology.</p>
Recommendations	<p>A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.</p> <p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>



# 5WK042 - Woodside, Blagrove Lane

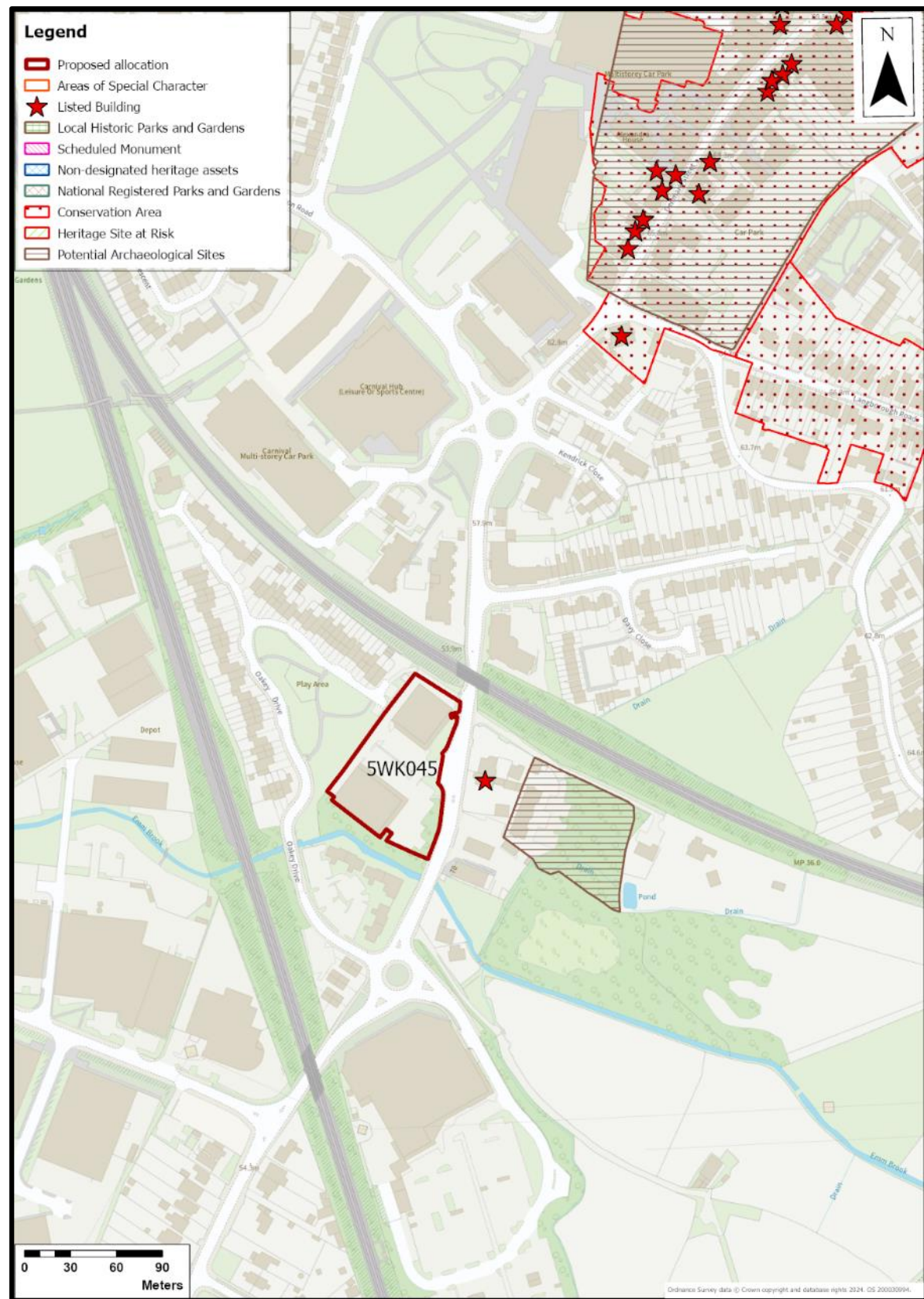
## Proposed Allocation: Woodside, Blagrove Lane



Site Name	Woodside, Blagrove Lane
Site Area (ha)	0.98
HELAA Grouping	5WK042
Potential for Archaeology:  Low	Known Heritage Asset on site:  No
In proximity to known heritage assets:  Moderate	Potential for previously unknown heritage assets to be found on or in proximity to the site:  Low
Heritage assets	<p>There are no designated or non-designated heritage assets located on site though there are four Listed Buildings located just over 130m south of the site: Blagrove Farmhouse ref. 1118078, and three associated barns refs. 1319156, 1118038 and 1154591 – all of which are Grade II Listed.</p> <p>The site does not lie within an area of High Archaeological Potential, nor are there any records in the HER of archaeological finds being located nearby.</p>
Commentary	Given the substantial distance between the Grade II Listed buildings and the subject site, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm to these designated heritage assets.
Recommendations	A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.

# 5WK045 - Land at Bridge Retail Park

## Proposed Allocation: Land at Bridge Retail Park



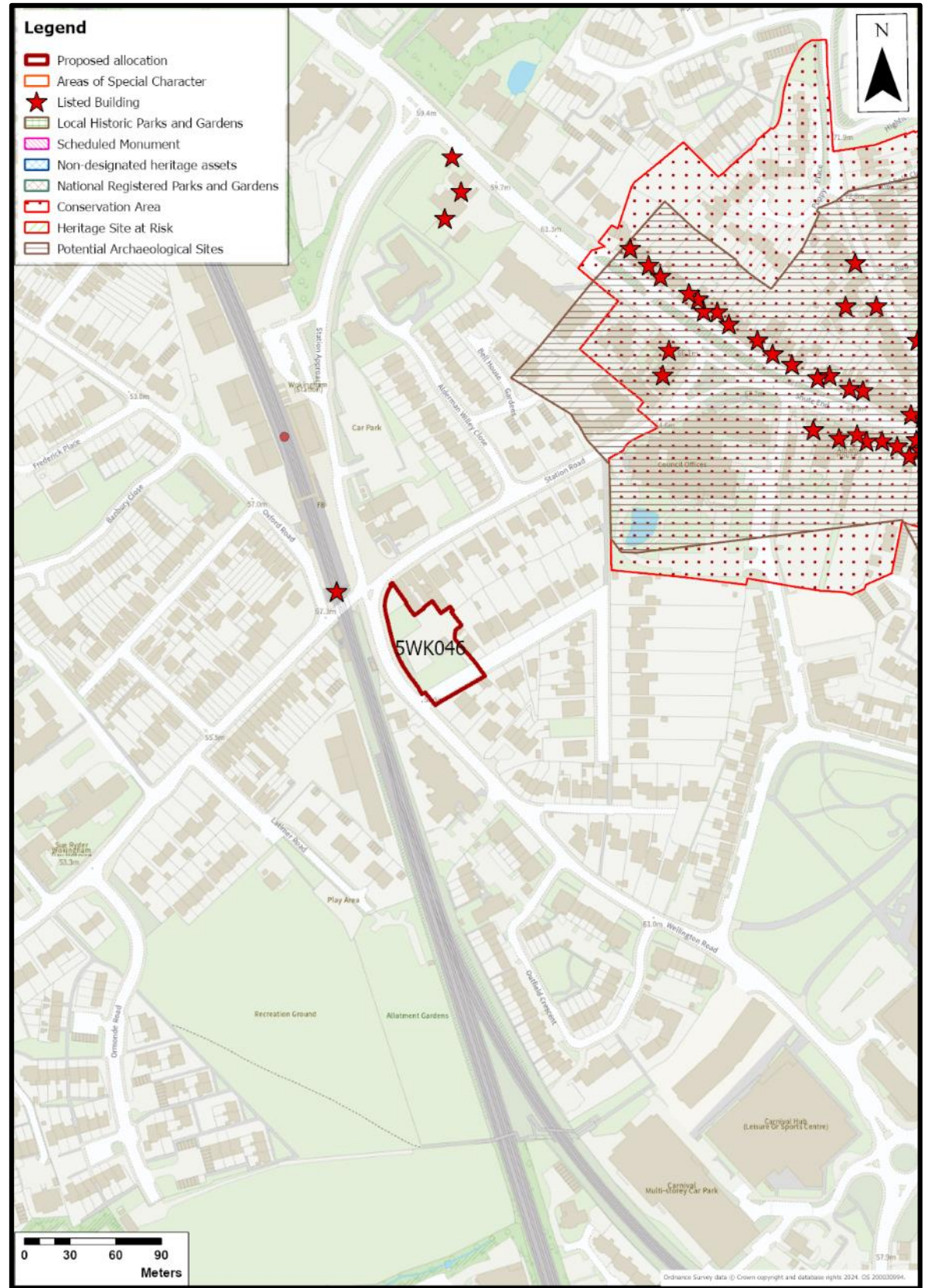
Site Name	Land at Bridge Retail Park
Site Area (ha)	0.6
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Assets: No
In proximity to known heritage assets: Moderate	Potential for previously unknown heritage assets: Low
Heritage assets	<p>The site is located directly opposite the Grade II Listed Southbrook (1319163), a two-storey residential property located on the eastern side of Finchampstead Road. The building immediately adjacent and to the north of Southbrook has been identified by the Council's Conservation Officer as being a heritage asset and a candidate for local listing given the positive contribution it makes to the setting of this Listed Building. The building is understood to have been originally built as an extension to Southbrook and was later made into a separate dwelling.</p> <p>The proposed site allocation is not located within an Archaeological Site, though it is located less than 50m to the west of Archaeological Site 59. There are several archaeological records within the HER of finds located within 250m of the site including a Roman coin hoard and Wokingham Mill.</p>
Commentary	<p>Southbrook is sited in an urban location just outside of Wokingham Town Centre. It is not considered that this Listed Building would preclude development of this brownfield site, indeed the presence of Southbrook could be used to secure a higher quality of design, in accordance with emerging design policy.</p> <p>Whilst it is acknowledged that development of this site allocation has potential harm to the setting of a designated heritage asset, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm. It is considered that the replacement of the pre-existing retail warehousing with a carefully designed residential scheme may help to improve and enhance the setting of this heritage asset. It is considered that there is some potential for archaeological finds being present locally. As such the site is considered to be an area of moderate potential for archaeology.</p>
Recommendations	A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.



	<p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>
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# 5WK046 - Land at the north corner of Wellington Road and Station Road, Wokingham

## Proposed Allocation: Land at the north corner of Wellington Road and Station Road



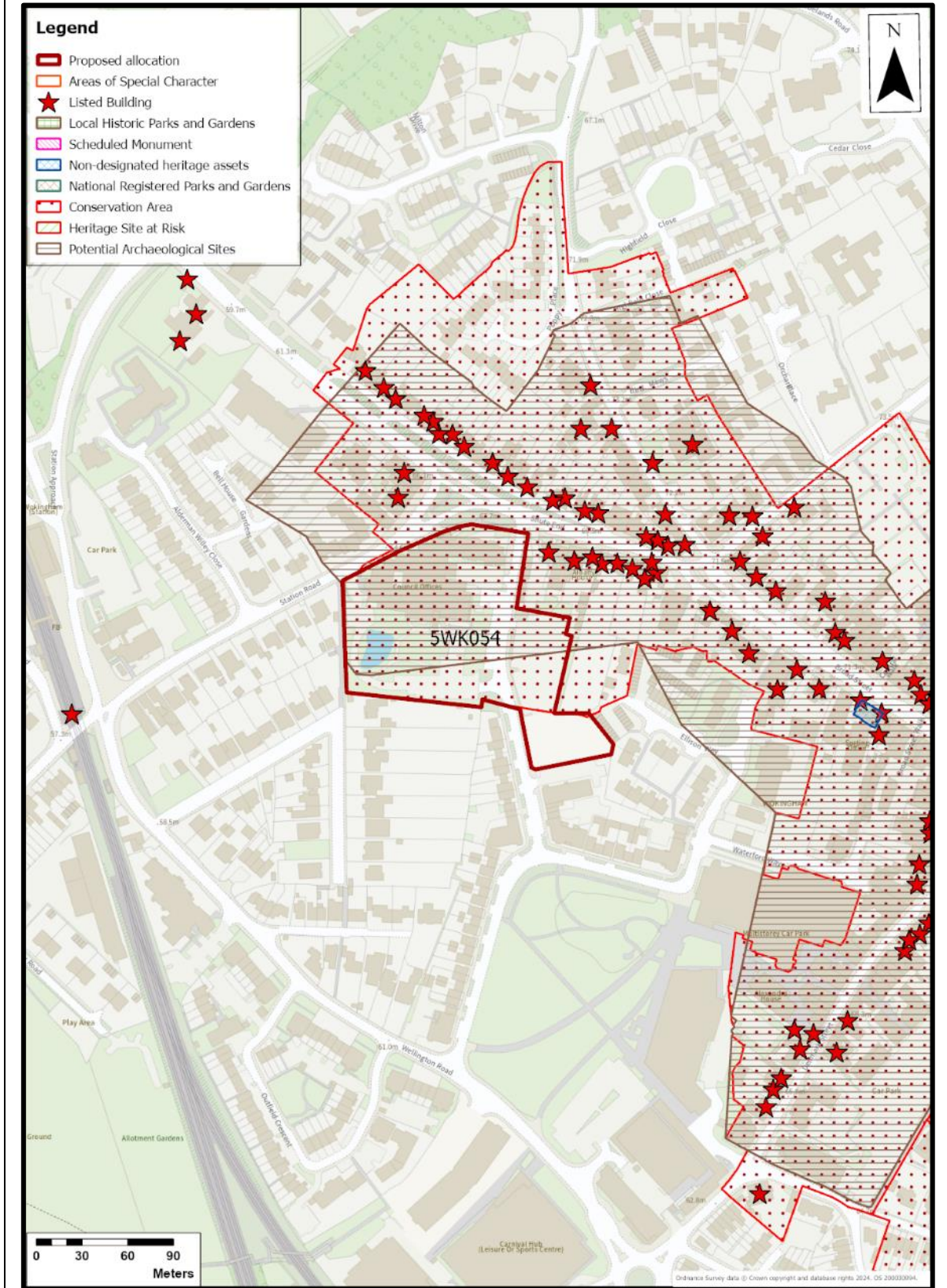
Site Name	Land at Wellington Road, Wokingham
Site Area (ha)	0.27
HELAA Grouping	N/A
Potential for Archaeology: Moderate	Known Heritage Asset: No
In proximity to known heritage assets: Moderate	Potential for previously unknown heritage assets: Low
Heritage assets	<p>The site lies approximately 30m to the south-east of the Grade II listed Footbridge Immediately South of Wokingham Station (1268457) which is located across an open junction of Station Road, Station Road, Wellington Road and Barkham Road.</p> <p>The proposed site is located within the Wokingham Town Centre Area and approximately 115m to the south-west of the Wokingham Town Centre Conservation Area and the corresponding Archaeological Site 60. There are several archaeological records contained within the Berkshire HER located within 250m of the site including: an undated ditch feature, gully and posthole, 18<sup>th</sup>-19<sup>th</sup> Century features at Wokingham Cricket and Tennis Club and a find-spot at Shute End.</p>
Commentary	<p>Although the site is located in close proximity to the Grade II Listed Footbridge, the bridge is a piece of functional archaeology associated with Wokingham Station, in the context of an urban town environment. It is not considered that the Listed Footbridge would preclude development of this brownfield site, indeed the presence of it could be used to secure a higher quality of design, in accordance with emerging design policy. Whilst it is acknowledged that development of this site allocation has potential harm to the setting of a designated heritage asset, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm. A Heritage Impact Assessment is therefore recommended, to ensure development of this site would not harm the character and setting of this non-designated heritage asset.</p> <p>There is some potential for archaeological finds being present locally. As such the site is considered to be an area of moderate potential for archaeology.</p>
Recommendations	A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.

	<p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>
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# 5WK054 - Wokingham Borough Council Offices, Shute End

## Proposed Allocation: Wokingham Borough Council Offices, Shute End

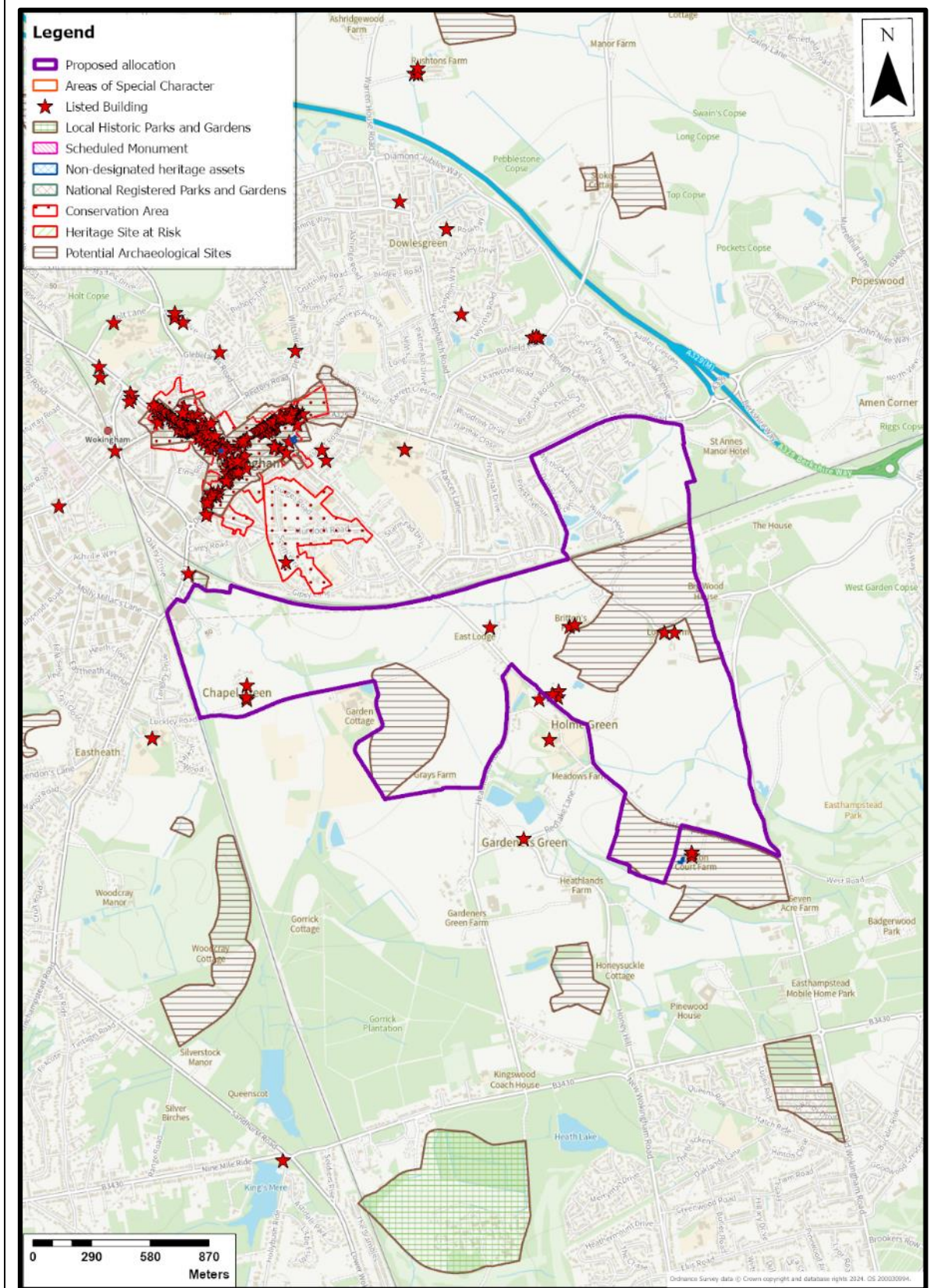


Site Name	Wokingham Borough Council Offices, Shute End
Site Area (ha)	1.4
HELAA Grouping	N/A
Potential for Archaeology:  High	Known Heritage Assets:  No
In proximity to known heritage assets:  High	Potential for previously unknown heritage assets:  Moderate
Heritage assets	<p>The majority of the site is located within the Wokingham Town Centre Conservation Area, which comprises a high concentration of designated and non-designated heritage assets. The site also lies within Wokingham Town Centre Potential Archaeological site (Site 60).</p> <p>There are numerous records in the HER of archaeological finds within approximately 250m of the site, including: 16<sup>th</sup> to 19<sup>th</sup> Century features at Tudor House in Broad Street, 18<sup>th</sup> to 19<sup>th</sup> Century wall and bank at rear of Montague House, Post-Medieval sherds and pipe stems at 30 Broad Street, late Medieval pit behind 16 Rose Street and a Roman cinerary urn near the Palmer Schools.</p>
Commentary	<p>This is a previously developed brownfield site in an urban location. Whilst it the site is in very close proximity to numerous heritage assets, it is considered that carefully designed development which avoids harm or ensures less than substantial harm could be achieved here.</p> <p>There may be a potential risk of harm to unknown archaeological heritage assets, but it is not considered that this would preclude development of the site, provided an Archaeological Impact Assessment was submitted with any future application.</p>
Recommendations	<p>A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.</p> <p>It is recommended that a desk-based Archaeological Impact Assessment is submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p>



# 5WW017, 26, 30, 31 - South Wokingham SDL Extension: Land south of Waterloo Road

## Proposed Allocation: South Wokingham SDL Extension, Land south of Waterloo Road



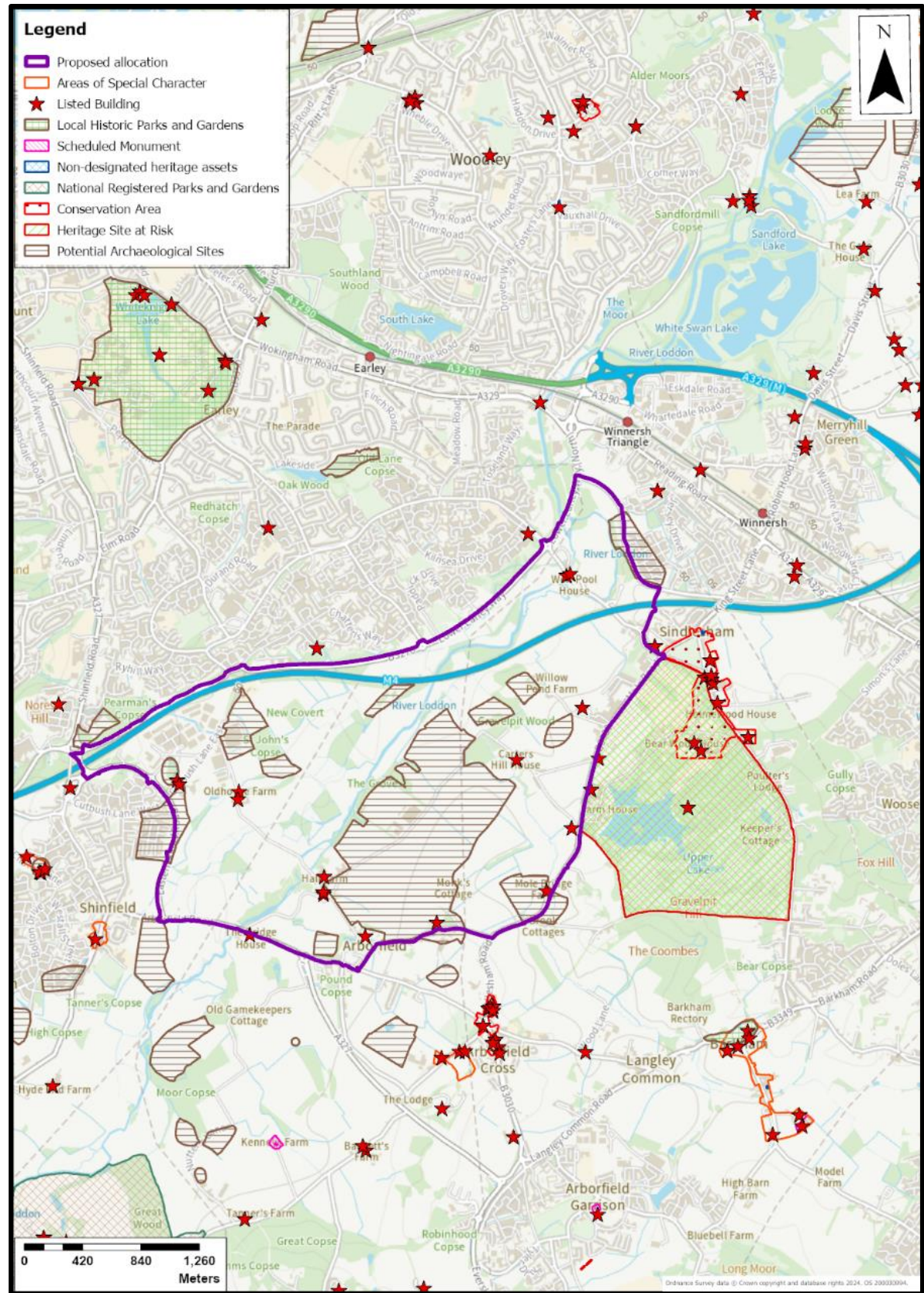
Site Name	South Wokingham SDL Extension: Land south of Waterloo Road
Site Area (ha)	56.04
HELAA Grouping	5WW017 Group
Potential for Archaeology:  High	Known Heritage Assets:  Yes
In proximity to known heritage assets:  High	Potential for previously unknown heritage assets:  Moderate
Heritage assets	<p>There are no designated or non-designated heritage assets located within the site boundary, however Grade II* Listed Buildings Lock's House (1118082) and Lock's Barn (1135838) are located approx. 140m to the north of the site. Grade II Listed Pearce's Farmhouse, Granary and Barn (1319115) are located directly adjacent to the site boundary in the north-western part of the site.</p> <p>There are several other Listed Buildings located in close proximity to the site, including Grade II Listed 'The Garden House' (ref. 1118079) on Easthampstead Road, some 25m west of the site, Grade II Listed Holme Grange School (1319138), approximately 130m west of the site and Britton's Farmhouse (1319141) and Barn at Britton's Farm (1118083), located approximately 160m to the north of the site. Grade II Listed Wood's Farm (1118119) is sited approx. 240m to the north-west of the site. Grade II Listed 'The Crooked Billet' (1319117) is located some 400m to the west of the site. The southern extent of the site is approx. 70m from Sutton Court Farm, which includes the Grade II Listed Barn (1313124) and Stable (1135841) and approx. 30m from the non-designated heritage asset 'The Old Farmhouse' Building of Traditional Local Character.</p> <p>The northern part of the site is located within Archaeological Site 82. The southern part of the site is located within Archaeological Site 56. There are numerous archaeological finds that have been located within 250m of the site and recorded in the Berkshire Archaeology HER, including: Medieval pottery and pottery sherds, Roman pottery sherds and a pre-historic findspot.</p>
Commentary	<p>The area of land to the north of the site is currently being developed as part of the existing South Wokingham SDL allocation, with Pearce's Farm forming one of the development parcels.</p> <p>The council has received application ref. 241933 - Outline application with all matters reserved except means of access for a mixed use, residential-led</p>



	<p>development (up to 850 dwellings) including a neighbourhood centre (Use Classes E and / or F) public open space, play areas, allotments, drainage and other infrastructure, landscaping and demolition of existing buildings on the site; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG) with associated car parking and landscaping.</p> <p>As the site is in very close proximity to numerous heritage assets it will be important to ensure that future development respects the setting of designated and non-designated heritage assets identified above. It is considered that carefully designed development, which avoids harm or ensures less than substantial harm could be achieved here.</p> <p>There is considered to be high potential for unknown archaeological heritage assets to be uncovered on site, but it is not considered that this would preclude development, subject to an Archaeological Impact Assessment being submitted with any future reserved matters application.</p>
<p>Recommendations</p>	<p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any reserved matters planning application, to better understand the archaeological potential and likelihood of making finds on site.</p> <p>Comprehensive masterplanning, which includes a recognition of the importance of heritage assets for placemaking, will be required. This will require engagement with Historic England and other relevant stakeholders to ensure that future development proposals respect the setting of all the identified heritage assets.</p>

# Loddon Valley Garden Village SDL

## Proposed Allocation: Loddon Valley Garden Village SDL



Site Name	Loddon Valley Garden Village SDL
Site Area (ha)	734.82
HELAA Grouping	5AR011 Group
Potential for Archaeology: High	Known Heritage Asset: Yes
In proximity to known heritage assets: High	Potential for previously unknown heritage assets: Moderate
Heritage assets	<p>The boundary of the proposed Loddon Valley Garden Village covers an area of over 700ha, but the built form would only be delivered on part of the area, with significant areas of open space.</p> <p>The site encompasses a large number of heritage assets and is in close proximity to many more. This includes those set out below:</p> <p>There are two Grade II Listed Buildings in the northern part of the site allocation, being The Bridge at Sindlesham Mill (1118107) and Sindlesham Mill (1136288) itself. The Grade II Listed Berkshire Masonic Centre (1136256) is located just outside of the proposed SDL area to the east, off Mill Lane.</p> <p>There are four Grade II Listed Buildings located within the proposed SDL, along the southern and south-eastern boundary: Mole Bridge Farmhouse (1118121), The Glen (1118161), the Church of St Bartholomew (1135983), and The Old Rectory (1319096).</p> <p>Just outside, but adjacent to the eastern boundary of the SDL, along Mole Road (B3030), are two Grade II Listed Buildings Park Lodge (1118163) and West Lodge (1136015), both of which are set within the grounds of the Grade II* Listed Bearwood College (1135967).</p> <p>Within the eastern half of the site, Grade II Listed Buildings Carter's Hill House (1319098) and Oak Cottage (1319149) are located on Julkes Lane and Gipsy Lane respectively. The Grade II Listed Church of St Bartholomew (1135983) lies in the southern part of this SDL site, on Church Lane.</p> <p>Within the southern-central part of the site (outside of the proposed development site) lies the Grade II Listed 'Remains of Old Church (1313014). The 'Site of St Bartholomew's Church' which covers almost the same land area as the Grade II Listing described above, is a Scheduled Monument which is listed on Historic England's Heritage at Risk Register. The Grade II Listed 'Simonds Family Tomb 4m north of Old Church' (1319095) is located in the same area as these previously referenced. Less than 100m north of</p>

	<p>remains of the Church, lies Hall Place Farmhouse (1135961), which is also Grade II Listed.</p> <p>To the north-west of the site, roughly 450m from the western site boundary are two Grade II Listed Buildings: Oldhouse Farmhouse (1118136) and 'Barn approximately 50m south of Oldhouse Farmhouse' (1136136).</p> <p>Near the western boundary of the SDL, by the Thames Valley Science Park (TVSP), on Cutbush Lane East lies the Grade II Listed 'Cutbush' (1118135) and 'Barn Adjoining Cutbush' (1136129).</p> <p>Just outside of the site area, along the south-western boundary lies the Grade II Listed Bridge House (1118159) on the Reading Road (A327).</p> <p>The proposed SDL area has a high archaeological potential, with 10 potential Archaeological Sites being either wholly or partially contained within the proposed site allocation area. These include Site 14, Site 15, Site 18, Site 36, Site 37, Site 39, Site 40, Site 41, Site 42 and Site 43. Additionally potential Archaeological Site 17 crosses the south-western boundary of the proposed SDL area and Site 87 crosses the north-eastern boundary. A further 5 Potential Archaeological Sites are located within 500m of the southern site boundary, including: Site 19, Site 22, Site 44, Site 45 and Site 103.</p> <p>The Berkshire Archaeology HER has a vast number of records within the proposed SDL and the immediate surrounding area and further investigation would be required in support of a future application. HER records within the proposed SDL area include the remains of buildings associated with Hall Farm, a large number of Cropmarks including a Cropmark Settlement and a Shifted Medieval Village, a number of flint finds including Prehistoric blades and a Neolithic flint axe, as well as numerous Medieval and Roman pottery sherds.</p> <p><u>Non-designated heritage assets</u></p> <p>Shinfield Grange (to the north-west of the site on Cutbush Lane East) is an Arts and Crafts former house of 17th century origins with a remodelling in 1866 and again in the 1930's. The house is set within large, landscaped grounds. It has been identified by the Council's Conservation Officer as a heritage asset that is a suitable candidate for Local Listing.</p>
<p>Commentary</p>	<p>Any major development coming forward within the boundary of this proposed SDL will require detailed masterplanning. As such, although there is the potential for harm to be caused to the setting of a number of designated heritage assets, it is considered that carefully planned development could be achieved here, which avoids harm or ensures less than substantial harm.</p> <p>It should also be noted that a considerable amount of land to the western side of the River Loddon already has planning permission for commercial development as part of the Thames Valley Science Park and film studio complex.</p>



Early masterplanning work for the site undertaken by David Lock Associates on behalf of the Council included the following appraisal:

*'Heritage: The site contains the site of the former St Bartholomew's Church, which is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 (as amended). In addition, there is a listed family tomb on the site, and a listed Farmhouse.*

*The village of Arborfield itself also contains the listed Church of St Bartholomew and the Old Rectory Building. There are also listed buildings (Grade II) at Shinfield Grange including Badger Cottage and Cutbush House within the western part of the site. To the east of the Hall Farm / Loddon Valley site is Bearwood College, a registered Historic Park and Garden. There are extensive areas of high archaeological potential within the site, as defined in the current Local Plan.*

*Within these areas it is considered likely that Romano-British, medieval and post-medieval remains could be found. An Archaeological Assessment would need to accompany any development proposals and detailed investigations and mitigation may be required to be in accordance with a written scheme of investigation.*

*Another feature of interest is known as the 'stop line' or GHQ line (General Headquarters Line), built to limit a potential German invasion of southern England in the second world war. It is understood most of the features or structures associated with this are within the Loddon Valley.'*

The Scheduled Monument 'Site of St Bartholomew's Church' (1006975) is currently in a state of disrepair, and as previously noted it is on the Heritage at Risk Register. Development here would result in an increase in local population which may have a positive effect on reducing the risk of vandalism through passive surveillance. Whilst the site of the Scheduled Monument falls outside of the promoted site allocation, discussions should be held with landowners through the development process to further consider the conservation and possible enhancement of this Scheduled Monument.

The Loddon Valley Garden Village SDL will require comprehensive masterplanning that includes a recognition of the importance of heritage assets for placemaking. This will require engagement with Historic England and other relevant stakeholders to ensure that future development proposals respect the setting of all the Listed Buildings within the site area, including Grade II Listed Carter's Hill House and the Church of St Bartholomew.

The setting of heritage assets that are sited close to but outside of the site boundary must also be respected, including the Grade II Listed 'Remains of Old Church (1313014) and the 'Site of St Bartholomew's Church' which is a Scheduled Monument listed on Historic England's Heritage at Risk Register.

	<p>Further work would be required to understand how the site could be developed and how infrastructure could be delivered in relation to the opportunities and constraints that these heritage assets present.</p>
<p>Recommendations</p>	<p>A Heritage Impact Assessment is required, which takes the significance of these heritage assets into account as part of the design process and seeks to minimise and mitigate any identified harm to the assets and their setting.</p> <p>It is recommended that a desk-based Archaeological Impact Assessment be submitted in support of any future planning application, to better understand the archaeological potential and likelihood of making finds on site.</p> <p>The Loddon Valley Garden Village SDL will require comprehensive masterplanning that includes a recognition of the importance of heritage assets for placemaking, to ensure that future development proposals respect the setting of all the Listed Buildings within the site area, including Grade II Listed Carter’s Hill House and the Church of St Bartholomew.</p> <p>The setting of heritage assets that are sited close to but outside of the site boundary must also be respected, including the Grade II Listed ‘Remains of Old Church (1313014) and the ‘Site of St Bartholomew’s Church’ which is a Scheduled Monument listed on Historic England’s Heritage at Risk Register.</p> <p>Comprehensive masterplanning will include engagement with stakeholders to sustain and enhance heritage assets.</p>