

**Archaeological Mitigation Strategy for
Parcel S
Arborfield Garrison
Arborfield
Berkshire
March 2026**

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Illustrator: Alessandra Riva



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Archaeological Mitigation Strategy for Parcel S Arborfield Garrison Arborfield Berkshire March 2026

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SITE NAME: Parcel S, Arborfield Garrison, Arborfield

EVENT NUMBER:

NATIONAL GRID REF: 476994, 165710

CLIENT: Hicks Developments Ltd

DATE: March 2026

CONTRACTOR: MOLA
46 Eagle Wharf
London

1 INTRODUCTION

- 1.1 Museum of London Archaeology (MOLA) has been commissioned by Boyer on behalf of Hicks Developments Ltd to produce a mitigation strategy for the Parcel S of the Arborfield Garrison.
- 1.2 The site is located opposite the former Hazebrook Barracks within the wider military area of Arborfield Garrison. It is bounded by the rear gardens of houses fronting onto Biggs Lane to the east. The site of the scheduled monument (1009886) of the moated manor house of Biggs Farm to the west. Biggs lane to the north and former army buildings to the south.
- 1.3 The scheme comprises construction of residential housing and apartment blocks, construction of new roads, car pars and associated services.
- 1.4 The development received outline planning permission (Ref: O/2014/2280) in April 2015 and included Archaeology condition No 69:

Prior to the approval of the first RMA on the site, and thereafter prior to the submission of the first reserved matters application for each phase of the development, a programme of archaeological work (which may comprise more than one phase) shall be carried out in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority. With the exception of the first RMA and any phases that consists solely of the NMRE (where the results need only be provided prior to the application being approved) the results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

- 1.5 The mitigation strategy described in this document is required as it was not possible to carry out the trenches prior to the RMA application for parcel S. This was due to the number of large mature trees on the site. Although trenches have been moved to avoid the root protection areas of the trees being kept as part of the development, there were still a number of trees in the areas that required trenching. It was determined by the tree officer that these trees could not be moved until the RMA for parcel S had been removed.
- 1.6 The mitigation strategy will set out how to mitigate against any archaeology encountered in the archaeological trial trenches which will be carried out once the trees have been removed.

2 BACKGROUND

Topography and Geology

- 2.1 The British Geological Survey indicates that the local bedrock geology comprises London Clay Formation. BGS maps no superficial deposits on the site however there is an alluvial channel immediately to the south of the site.
- 2.2 The site is fairly level, sloping gradually from south to north. The highest point is at c 56m OD in the south sloping down to c 53m OD in the north.
- 2.3 Previous archaeological evaluation in the immediate area (parcels U1, U2 and AA) have demonstrated that trenches are typically between 0.3m and 1m below ground level with large thicknesses of modern made ground.

Archaeological and historical background

- 2.4 The archaeological background to the site has been adequately summarised in the previous Archaeological desk-based assessment (MOLA, 2014 section 4).
- 2.5 This report should be read for the results of these investigations.
- 2.6 A synthesis is presented below:

Palaeolithic (800,000 to 10,000 BC)

- 2.7 There is low potential for finds of Palaeolithic date as in the area of the site erosion has removed the Palaeolithic land surface and as such any finds would be ex-situ. The HER shows one palaeolith was found 650m to the south.

Mesolithic (10,000 to 4,000 BC)

- 2.8 There is low potential for finds of Mesolithic date with the nearest finds c 1km north east of the site

Neolithic (4000-2000 BC)

- 2.9 There is low potential for Neolithic Archaeology as pollen records from Longmoor Bog suggest the area was covered in thick Alder woodland.

Bronze Age (2000-600 BC)

- 2.10 The site has moderate potential for Bronze Age archaeological remains. The HER reveals a number of Bronze Age find spots and sites within the study area including a Bronze Age field system at Barkham Ride and a Bronze Age Bell Barrow c 2km east of the site. A burnt mound was found c500m east of the site.

Iron Age (600 BC to AD 43)

- 2.11 The site has moderate potential for Iron Age archaeological remains. There are two Iron Age hillforts within 15km of the site and the site would have been in the sphere of influence of Calleva a major Iron Age Settlement home to the Artrebatas tribe (Grench and Firth 2000). There are a number of sites that further demonstrate that the site lies within an Iron Age landscape including an Iron Age field system found at Barkham Ride c 990m to the east of the site. Intercutting gullies of Iron Age or Roman date were also found at Sheerland Road c 500m to the west of the site. Several possible Iron Age

enclosures have been noted within the study area, at Whitehall Brick and Tile Works), c 525m to the west the site; on an aerial photograph, c 510m to the west of Area A and at Barkham Ride, where a possible woodland enclosure was recorded.

- 2.12 An Iron Age roundhouse was found c. 600m east of the site with evidence indicating that metal working was taking place on the site. There is also evidence of metal working at the former Whitehall Brick and tile works c 525m west of the site.

Roman period (AD 43-410)

- 2.13 The site is considered to have low potential for Roman archaeology, with the majority of the Roman archaeological remains in the area being found to the south of the site, closer to the projected line of the Roman Road known locally as the Devil's Highway which connected London and Silchester.

Early medieval period (AD 410-1066)

- 2.14 The site is considered to have low potential for early medieval remains as during this period the parish of Barkham was largely rural made up of woodland. Arable and pasture land. However as the site lies on the heavy soils of the London Clay it is more likely to have been woodland.

Later medieval period (AD1066-1485)

- 2.15 The site has moderate to high potential for later medieval remains as the moated manor house of Biggs Farm lies directly to the west of the site which is also a scheduled monument (1009886). Moated sites were high status often aristocratic residences so it is likely that this house, while not the manor house itself, was the home of a significant family in the area. Prior to becoming 'Biggs' Farm' in the second part of the 18th century, the building had been known as 'Butts'. There is more than one possible meaning for this name. Butt can refer to a boundary mark, which is consistent with the moated site's location close to the perimeter of Barkham parish. It could also refer to medieval archery butts (French and Firth 2000, 55). Probably the earliest reference to the building on this site dates to the early 15th century, when a deed refers to a property called 'The Bottes'. From wills it is known that in the 16th century it was a household of some wealth, having glass windows and 16 beds (ibid., 57). The scheduled monument survives as a level depression with graded banks up to 1m high and surrounding an area of approximately 60m x 40m. Surrounding this is a dry moat which survives to a width of around 10m to the south, was and west of the island.

Post medieval period (AD 1485-present)

- 2.16 There is moderate to high potential for archaeological remains associated with the post medieval period. This relates to the 18th century and century use of Biggs Farm and the later use as a army depot.
- 2.17 In 1904 the Arborfield Army Remount Service depot was established The Ordnance Survey 3rd edition 6":mile map of 1912 shows that the [new] Biggs Farm had been enlarged, reflecting its use as the headquarters of the Remount Depot. The original Old Biggs' Farm had been demolished and replaced with Moat House in 1906, which can be seen on the map. The map does not show the Infirmary Stables, which were built between 1911–12, probably just after the map survey. The stables are considered nationally important and are a scheduled monument.
- 2.18 The Remount Depot was substantially developed during and after the First World War. Many of the staff were accommodated within the Depot itself, using the existing farm buildings as well as additional accommodation huts built to the rear of Biggs' Farm. Temporary stabling was erected to the south-east of the Infirmary Stables; in an area later known as the 'Highlands'; and close to Biggs Farm where additional temporary accommodation for military staff was also built. Additional land was purchased expanding the eastern boundary of the Depot to include Langely Common Farm, where

the barn was converted into stabling. This was later extensively refurbished as an animal infirmary, including a small swimming pool for the rehabilitation of horses, and accommodation for the Veterinary Officer and the Farrier Major. The old infirmary stables were no longer needed for that function and became ordinary stables, with a cinder exercising yard built outside and a horse exercise shed. A curvilinear feature was identified to the south of the infirmary stables on aerial photographs of the site, and it is possible that this is actually the exercising yard, although its precise location is not known.

- 2.19 The Remount Depot was in its heyday in the 1930s (*ibid.*, 14). The Ordnance Survey 6":mile map of 1930–32 shows the site at this time. The changes described above can be seen clearly with new buildings clustered around Biggs' Farm, Ellis' Farm and Langley Common Farm, now labelled as the Langley Sick Lines, as well as the Infirmary Stables and Highlands, in the northern part of Area A. Two areas of filter beds and sewage tanks had also been constructed in Area A. To the west of these, south of the Infirmary Stables, the map shows a large shape, which is not labelled. It is possible that this was a pond, dug as part of the sewage works, and later filled in. However there is no evidence on aerial photographs or the British Geological Survey mapping (which shows areas of infilled ground) of a pond, although the filter beds can be clearly identified with areas of differential growth on later photographs. It is possible that this was a fenced enclosure related to the training of horses instead.
- 2.20 The Army Remount Service Depot at Arborfield was closed in 1937. The Ordnance Survey 6":mile map of 1938 (not reproduced) shows little change in the physical structures on site, with only one small additional building shown close to the Langley Sick Lines buildings. Outside of the site, to the west of Area A, a Brick and Tile works had been established.
- 2.21 By 1939 the site had been transformed into the Army Technical School (Boys) and became the 'Arborfield Garrison'. Several units have occupied the former depot since this time, each modifying the buildings to suit its needs. The Ordnance Survey 1:10,000 scale map of 1961 shows extensive building in the west, south, central and northern parts of Area A. Biggs' Farm, Ellis' Farm, Moat House and the Highlands remained mostly unchanged. A new sewage works was constructed in the eastern part of the area; the old filter beds and tanks are no longer shown and the large sewage treatment pond infilled. Despite the extensive building in Area A c 50% of the area remained open ground. Area B remained unchanged.
- 2.22 By the time of the Ordnance Survey 1:10,000 scale map of 1971–75 more building and rebuilding had taken place in Area A. The Bailleul Barracks in the southern part of the area had seen extensive rebuilding, as had the Army Apprentices College. Many of the Biggs's Farm buildings had been demolished, and new buildings erected in the eastern part of the site where they had been. The School of Electronic Engineering in the northern part of the area had been extended. New smaller buildings had been constructed across the central part of the area. The sewage works in the eastern part of the site had been extended and then become disused. Much of the open space within the area had either been built on or made into sports pitches, although the western part of the site, labelled Sheerlands, remained open.
- 2.23 The Ordnance Survey 1:10,000 scale map of 1978–9 shows that development continued throughout the 1970s, with further large buildings being constructed between the Army Apprentices College and the Bailleul Barracks in the southern part of Area A. A new road called Princess Marina Drive had been laid out, and a large manmade lake created. The sewage works in the eastern part of the site had been dismantled and a rifle range erected in their place.

3 PROPOSED EVALUATION

- 3.1 The full evaluation strategy is section 3 of the evaluation WSI which is presented in appendix 2. Although the wsi describes six trenches measuring 30m X 1.8m X1.2m it has been agreed with the Berkshire Principal Archaeologist Fiona MacDonald that due to constraints on site with the root protection area 5 trenches are more appropriate, with tr1 measuring 50m X 1.8m and trench 2 measuring 40mX1.8 to cover some of the ground that would have been covered by the third trench in this area of the site. All other trenches remain at 30m X 1.8m. The trenches are shown in Fig 1
- 3.2 The trenches have been designed to avoid the root protection areas of the trees on site that are subject to tree protection orders and are being kept as part of the development.
- 3.3 The evaluation trenches will now be completed once the trees that are not subject to tree protection orders are removed from the site but prior to any ground reduction for new landscaping or new buildings.

4 AIMS AND OBJECTIVES OF EVALUATION

- 4.1 This statement sets out the methods used and approaches taken in dealing with the archaeological resource of the site. The detailed methodology is set in the context of the methods and approaches which are considered most appropriate for Archaeological evaluations and investigations on sites in Berkshire in accordance with the advice contained by Berkshire Archaeology and in accordance with the advice contained in Historic England Guidelines where appropriate. The methodology is also set in the context of the CIFA guidelines.
- For these archaeological works the following broad research questions can be outlined:
 - What is the nature and level of natural topography?
 - What are the earliest deposits identified?
 - What are the latest deposits identified?
 - Is there any evidence of field systems, occupation or iron-working/smelting activity relating to the Middle Iron Age features previously excavated to the north and south of the site, as depicted on the earlier Historic Environment Assessment?
 - Is there any evidence of Romano-British occupation or activity?
 - Is there evidence associated with the late/post-medieval moated farm (Biggs Farm) sited to the west?
 - Does the extensive ground disturbance seen in and around buildings, during the evaluation of previous Parcels, occur in this area?

5 IMPACT LEVELS OF PROPOSED DEVELOPMENT

- 5.1 The proposed development consists of 4 new residential buildings, drainage, and the planting of new trees and new drainage (figs 2&3) and associated landscaping.
- 5.2 The proposed building in plot 1 has a foundation slab level of 53.60m OD. The ground reduction for the foundation slab is likely to impact any archaeology identified in trench 1 and the immediate surroundings. The landscaping in plot 1 will have minimal impact on any surviving archaeology as the proposed levels are similar to the existing levels.
- 5.3 The proposed building in plots 2 and 3 both have a foundation slab level of 54.70m OD. The ground reduction for the slab in plot 2 will likely impact any archaeology identified by trench 2 and the ground reduction for the slab in plot 3 will likely impact any

archaeology identified within trench 5. The landscaping in plots 2 and 3 are unlikely to impact any surviving archaeology as these will have limited below ground impact.

- 5.4 The proposed building in plot 4 will have a foundation slab level of 55.20m OD. Any ground reduction for the building slab will likely impact any archaeology identified in trench 3.
- 5.5 The proposed drainage strategy shows drainage will be at least 1.7m below current ground level and therefore will impact any archaeology in this area. Trench 4 and trench 2 are designed to evaluate the survival of archaeological remains within the main drainage routes.

6 MITIGATION OPTIONS

- 6.1 Following the evaluation a report will be produced in line with the WSI described in appendix 1. Following the results shown in this report a discussion will be had with Fiona MacDonald the principal archaeologist for Berkshire Archaeology and the LPA about the appropriate mitigation strategy. The different options for mitigation would be:
- No further mitigation
 - Archaeological monitoring and recording
 - Strip, map and sample
 - Open area Excavation
 - Preservation of archaeological remains in situ
- 6.2 The different scenarios that might trigger each of these is described below.

No Further mitigation

- 6.3 If the archaeological evaluation demonstrates that the site has been heavily truncated by the Arborfield Garrison or no evidence of archaeological remains are encountered then it is likely that no further archaeological work will be required. In this scenario the evaluation and subsequent report would be sufficient to discharge the planning condition.

Archaeological Monitoring and recording (Watching brief)

- 6.4 If the archaeological evaluation reveals limited localised remains of low significance, a watching brief would be an appropriate strategy. This would be carried out in conjunction with an agreed WSI but the basic methodology would follow the below.
- 6.5 The watching brief will comprise the continuous observation of the removal of overburden and the creation of any access or service routes, followed by the investigation and recording of any archaeological features that are revealed. Other groundworks will be carried out under close monitoring by appropriately qualified and experienced MOLA staff.
- 6.6 A toothless grading bucket will be used for the removal of topsoil and subsoil down to the final formation level or identified archaeological deposits.
- 6.7 Any archaeological deposits encountered will be sampled sufficiently to determine their date and character and recorded using standard MOLA procedures (MOLA 2014) and in accordance with ClfA standards and universal guidance (ClfA 2023).
- 6.8 All archaeological features will be recorded and given a unique context number, with deposits described on pro-forma context sheets to include details of the context, its relationships, interpretation and a checklist of associated finds.

- 6.9 A photographic record will be maintained by high resolution digital photographs exceeding 12 megapixels. Overall shots of the site will be taken prior to excavation and after backfilling. Detailed shots of individual features and feature groups will be taken as appropriate. All photographs, except general site shots or specific shots for publication will include a north arrow and suitable photographic scale. The photographic scale will be graduated metric of suitable length ensuring vertical scales are used against deep sections in combination with horizontal scales. Digital photographs will be used to augment the drawn record within the final report.
- 6.10 Digitally recorded contexts will be created using an iPad Pro tablet, using pro-forma templates created in APEX that are based on the normal MOLA Fieldwork Recording Manual used for the physical records, and which directly populates the MOLA Oracle database. All archaeological features will display the relevant accession number for the site and will be given unique context numbers. The context numbers will be continuous across the different trenches. The digital context sheets will include details of the context, its relationships, interpretation and a checklist of associated finds or samples taken.
- 6.11 All contexts will be planned digitally using Leica Capture Survey Grade RTK GPS using SMARTNET real-time corrections, operating to a 3D tolerance of $\pm 0.05\text{m}$ to Ordnance Survey National Grid and Datum. Sections or profiles through features will be measured by hand and drawn digitally in a virtual 1:1 environment using a stylus. These will be created using the Arrette Sketch app, to be imported into APEX context sheets. All levels will be related to Ordnance Datum
- 6.12 Finds will be collected from individual deposits, cleaned, marked, packed and stored in stable conditions sorted by context, receiving appropriate care prior to removal from site (ClfA 2020a and b; Watkinson and Neal 2001). Where fragile or unstable finds are recovered, appropriate steps will be taken to stabilise and conserve them. Un-stratified animal bones and modern material will not be collected. Material that comprises a large quantity of a standard product (e.g. brick or tile) will be retained as a sub-sample representing its typical composition.

Strip, map, sample

- 6.13 If the archaeological evaluation demonstrates archaeology relating to cut features such as postholes, pits and ditches which of low importance and local significance, an archaeological strip, map and sample would be the most appropriate method of mitigation. A WSI will be produced for this work if triggered by the evaluation but would follow the below methodology.
- 6.14 All works will be carried out in accordance with the Chartered Institute for Archaeologists Code of Conduct (2022), the Standard for archaeological excavation (ClfA 2023a) and Universal guidance for archaeological excavation (ClfA 2023b). All works will conform to Historic England procedural document Management of Research Projects in the Historic Environment (HE 2015a). Artefacts, environmental and organic material must be labelled, processed and analysed All site recording procedures are detailed in MOLA's in-house Archaeological Fieldwork Manual (MOLA 2014), which is issued to all staff.
- 6.15 Mechanical excavation will be undertaken using a 360° tracked excavator fitted with a toothless ditching bucket, under continuous supervision of a qualified and suitably experienced archaeologist. The stripping process will entail removal of the topsoil and subsoil in strips across the area of interest down to the level of the first archaeological feature.
- 6.16 Areas with archaeological features will be hand-cleaned sufficiently to enhance the definition of features and will be accurately measured in and marked out using Leica

Viva GPS operating to an accuracy of +/- 0.05m to Ordnance Survey National Grid to produce a base plan. This plan will be prepared at an appropriate scale and presented for review of the client and the planning archaeologist.

- 6.17 Archaeological features will be hand excavated sufficiently to characterise the remains and determine their date and function to inform upon the evaluation). Excavated sections will be targeted to confirm stratigraphic relationships where these are not visible in plan, and to obtain a representative sample of larger features. Sampling levels for pre-modern features will be as follows for both the mitigation and the SMR areas. Any changes must be agreed with RPS and Mark Fennell (Team Leader, Natural and Built Environment).
- 6.18 All discrete features: 50%. Where they are shown to form part of recognisable structures, contain deposits of particular value or significant artefact or environmental assemblages they will be fully excavated.
- 6.19 Linear features associated with domestic settlement, industrial structures or areas of specific activity: an initial 25% excavation away from intersections with other features or deposits to obtain unmixed samples of material, with slots being a minimum of 1m width. Where significant patterns of deposition occur up to a further 25% by length will be excavated to investigate those patterns and fully understand the complexity and stratigraphy of the site. If features are believed to terminate within the area the terminals will also be investigated. Structural remains such as eaves drip gullies, beam slots and post-holes demonstrated to be part of a building's construction require total excavation.
- 6.20 Linear features not directly associated with settlement: Sufficiently to allow an informed interpretation of their date and function. Excavation slots must be at least 1m in width. All relationships will be investigated to determine the sequence of activity. The interval between excavation slots will be spaced as evenly as possible.
- 6.21 Boundary ditches belonging to field systems: 5%. Excavation away from intersections with other features or deposits to obtain unmixed samples.
- 6.22 Deep features such as wells: will be investigated to their full depth. This may require the adoption of appropriate Health and Safety procedures. Deep features will be stepped back by at least 0.5m at an appropriate depth depending on the stability of the soil, but no deeper than 1.2m. Very deep and/or unstable features may require mechanical box-sectioning.
- 6.23 A photographic record will be maintained by high resolution digital photographs exceeding 12 megapixels. Overall shots of the site will be taken prior to excavation and after backfilling. Detailed shots of individual features and feature groups will be taken as appropriate. All photographs, except general site shots or specific shots for publication will include a north arrow and suitable photographic scale. The photographic scale will be graduated metric of suitable length ensuring vertical scales are used against deep sections in combination with horizontal scales. Digital photographs will be used to augment the drawn record within the final report.
- 6.24 Digitally recorded contexts will be created using an iPad Pro tablet, using pro-forma templates created in APEX that are based on the normal MOLA Fieldwork Recording Manual used for the physical records, and which directly populates the MOLA Oracle database. All archaeological features will display the relevant accession number for the site and will be given unique context numbers. The context numbers will be continuous across the different trenches. The digital context sheets will include details of the context, its relationships, interpretation and a checklist of associated finds or samples taken.
- 6.25 All contexts will be planned digitally using Leica Capture Survey Grade RTK GPS using SMARTNET real-time corrections, operating to a 3D tolerance of $\pm 0.05\text{m}$ to Ordnance Survey National Grid and Datum. Sections or profiles through features will be measured

by hand and drawn digitally in a virtual 1:1 environment using a stylus. These will be created using the Arrette Sketch app, to be imported into APEX context sheets. All levels will be related to Ordnance Datum.

- 6.26 Finds will be collected from the individual deposits and appropriately packed and stored in stable conditions, by context and in accordance with recognised best practise (Watkinson and Neal 2001; Walker 1990). Adequate arrangements must be made within a suitable time scale for the conservation of artefacts. Where fragile or unstable finds are recovered appropriate steps must be taken to stabilise them. All conservation, including initial stabilisation must be undertaken by recognised, named specialists.
- 6.27 Human remains are not expected within the excavation area. If found a licence will be requested from the Ministry of Justice (which may be required under the 1857 Burials Act) prior to the start of works. Excavation will take place under the appropriate licence and according to the conditions set out therein, and according to standard best practice (ClfA, Mitchley, P D and Brickley, M 2017 MOLA 2014). The grave fill will be appropriately sampled for the recovery of environmental remains and bone fragments. The remains will be appropriately packaged and removed to MOLA offices for processing. Should cremated human remains be found to be present, the remains will be excavated, recorded and sampled in accordance with MOLA procedures as above. Treatment of the remains will be determined by whether they were placed within vessels or were un-urned.
- 6.28 MOLA and RPS will review the site's palaeo-environmental potential as an early action within the investigation programme to assess an appropriate sampling strategy. Should any work be deemed necessary, the sampling strategy will conform to national guidelines (Campbell et al; 2011; HE 2015b). Bulk environmental soil samples would normally be taken from appropriately/securely dated sealed archaeological features or deposits for plant macrofossils, small animal bones and small artefacts. The volume of such samples will be context and sediment specific and will be 40 litres or 100% of feature fills (whichever is less). Any samples will be processed at MOLA Northampton, using the flotation technique to retrieve seed, charcoal and mollusc remains. All the resultant residues will then be hand sorted to retrieve bones and other finds.
- 6.29 The excavated area and spoil heaps will be scanned with a metal detector to ensure maximum finds retrieval. If necessary, the requirements of the Treasure Act (2023) will be adhered to.

Open Area Excavation

- 6.30 If the evaluation reveals more complex archaeology such as walls, floors, metal working surfaces, burnt mounds, flint scatters of Bronze age or Neolithic date and although unlikely a burial ground then open area excavation would be more appropriate than strip, map, sample.
- 6.31 Open area excavation is similar to strip, map and sample and would also will be carried out in accordance with the Chartered Institute for Archaeologists Code of Conduct (2022), the Standard for archaeological excavation (ClfA 2023a) and Universal guidance for archaeological excavation (ClfA 2023b). All works will conform to Historic England procedural document Management of Research Projects in the Historic Environment (HE 2015a). Artefacts, environmental and organic material must be labelled, processed and analysed All site recording procedures are detailed in MOLA's in-house Archaeological Fieldwork Manual (MOLA 2014), which is issued to all staff.
- 6.32 The main difference in approach would that due to the type of archaeology, the archaeological remains would have to be 100% excavated rather than sampled. Other than the open area excavation would follow the same methodology as the strip, map, sample described above. A full detailed methodology would be set out in a wsi following the evaluation report and would need to be agreed with the Berkshire archaeologist.

Preservation in situ

- 6.33 If the evaluation reveals archaeological remains considered to be either nationally or internationally significant they may require preservation in situ.
- 6.34 Examples of archaeological remains that may require this level of preservation include high potential flint scatters of Mesolithic or Palaeolithic date, earthworks and moated sites. With regard to Parcel S of the Arborfield Garrison it is unlikely that any such remains will be found however if any earthworks that relate to the Scheduled monument of Butts Farm are encountered, these may require preservation in situ.
- 6.35 The design elements that might needed to be considered if archaeological remains requiring preservation in situ are encountered are:
- Instead of digging foundations the ground would need building up prior to installation of any ground slab.
 - Drainage may require moving
 - New trees and hedges may need to be moved to ensure that any roots don't damage the preserved remains.

7 POST-EXCAVATION, REPORTING AND ARCHIVE

- 7.1 The post-excavation aspect of the project will be undertaken following the methodology set out in MoRPHE (HE 2015a) and ClfA (2020a). All finds will be cleaned, marked, sorted and analysed, catalogued and prepared for storage in accordance with the approved recording system and the practices and standards described in national and regional guidelines (Walker 1990, Brown 2011, ClfA 2020b; MGC 1992; SMA 1993; ICON (1993, formerly UKIC).
- 7.2 If required, specialist analyses will be commissioned, and the final archive report will be produced. If an assessment has been produced the final report will be completed within one year of approval of the assessment report, otherwise the final report will be produced within one year of completion of site works.
- 7.3 Accompanying illustrations will include a location plan at national, regional and local levels. A location plan of all interventions on the site, based on Ordnance Survey, will show main archaeological features. Scaled site plans and sections will be reproduced.
- 7.4 A digital copy of the report will be submitted to, the client, and Fiona MacDonald (Berkshire Principal Archaeologist) in a PDF/a format for approval. A final copy should be presented following confirmation of acceptance of the draft digital report. A single hard copy should also be presented to the HER as well as a digital copy of the approved report.
- 7.5 The physical site archive will be available for deposition within six months of completion of the fieldwork. The site archive will be accompanied by the research archive, which will comprise the text, tabulated data, the original drawings and all other records generated in the analysis of the site archive. Digital drawings and digital site records produced during the fieldwork will form part of the digital archive and will be submitted and curated by the Archaeological Data Services (ADS). The digital record formats will comply with archiving standards and guides. The archive will be fully catalogued and prepared for deposition in accordance with the regional standard as well as with national guidelines by (Walker 1990), (Brown 2011), (ClfA 2020b) and the (MGC 1992). Any material requiring special curation will be handled under the recognised guidelines (Watkinson and Neal 2001).
- 7.6 MOLA are preparing a strategy proposal for selection, retention and disposal of archive materials to meet the requirements of Reading Museum. The details of this

strategy are in preparation but will broadly be based upon the recommendations of specialists as to the research value and potential of the material in question. The purpose of the strategy will be to ensure that all material for deposition conforms to the museum requirements and is, in the view of the specialists, of research value.

- 7.7 All projects conducted by MOLA contain an Online Access to the Index of Archaeological Investigations (OASIS V) registration form in the front pages of the report. This data is used to keep the online database up to date with the most recent projects conducted by MOLA. When completed the digital report will be uploaded to OASIS for submission to the Archaeological Data Service (ADS) website.
- 7.8 Following completion of the fieldwork and reporting, born-digital data, such as reports, digital photographs, database and GIS data, with appropriate metadata, will be deposited with a CoreTrustSeal Repository, currently the Archaeology Data Service (ADS), making the archive publicly accessible. All projects conducted by MOLA contain an Online Access to the Index of Archaeological Investigations (OASIS V) registration form in the front pages of the report. This data is used to keep the online database up to date with the most recent projects conducted by MOLA. When completed the digital report will be uploaded to OASIS for submission to the ADS website.

8 KEY PERSONNEL AND TIMETABLE

- 8.1 MOLA is a ClfA registered organisation, under the overall management of Guy Hunt BA FSA MCIfA, Director.
- 8.2 The project will be carried out under the management of Dave Taylor BA Msc MCIfA. The fieldwork will be supervised by one of MOLA's qualified and experienced supervisors supported by Project Assistants drawn from MOLA's team of permanent and temporary staff.
- 8.3 Other project staff will be appointed as appropriate and may include key staff from the table below:

Flint	Yvonne Wolframm-Murray (MOLA)
Prehistoric pottery	Lyn Blackmore (MOLA)
Roman and Iron Age pottery	Charlotte Burn (MOLA)
	Claire Davey (MOLA)
Medieval pottery	Jennifer McNulty (MOLA)
	Nigel Jeffries (MOLA)
	Paul Blinkhorn (Freelance specialist)
Ceramic building materials, daub and fired clay	Han Li (MOLA)
	Mary Ellen Crothers (MOLA)
Glass - all periods	Claire Finn (MOLA)
	Michael Marshall (MOLA)
	Nigel Jeffries (MOLA)
Registered finds - all periods	Michael Marshall (MOLA)
	Chris Faine (MOLA)
Human bone analysis	Chris Chinnock (MOLA)
Archaeozoology	Chris Faine (MOLA)
	Adam Reid (MOLA)
	Simona Falanga (MOLA)
Archaeobotany, molluscs	Andres Teria Brion (MOLA)
	Wendy Smith (MOLA)
	Alan Pipe (MOLA)
Charcoal	Marvin Demicoli (MOLA)
Metal working and industrial waste (Slag)	David Dungworth (Freelance specialist)
	Adam Reid (MOLA)
Conservation/x-ray photography	MOLA London

9 HEALTH AND SAFETY

- 9.1 A site specific risk assessment and safety plan (RAMS) will be prepared before the start of the project and will be updated throughout the project if appropriate. All site staff are inducted in the site-specific risk assessment and made aware of potential hazards before they commence the works on site.
- 9.2 MOLA is a responsible employer, and all work is conducted in accordance with MOLA's established health and safety policy. This provides a practical framework for the implementation of the Health and Safety at Work etc Act 1974, the Management of Health and Safety at Work Regulations 1999 and other relevant legislation.

10 BIBLIOGRAPHY

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- ClfA 2020b *Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives*, Chartered Institute for Archaeologists
- ClfA 2020c *Standard and Guidance for Archaeological Geophysical Survey*, Chartered Institute for Archaeologists
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- ClfA 2023a *Standard for archaeological field evaluation*, Chartered Institute for Archaeologists
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- MOLA Forthcoming *Data Management Procedures for Projects*, DM02, MOLA Northampton
- MOLA Forthcoming *Digital Data Selection, Appraisal and Discard Policy*, DM08, MOLA Northampton

Parcel S Arborfield Garrison

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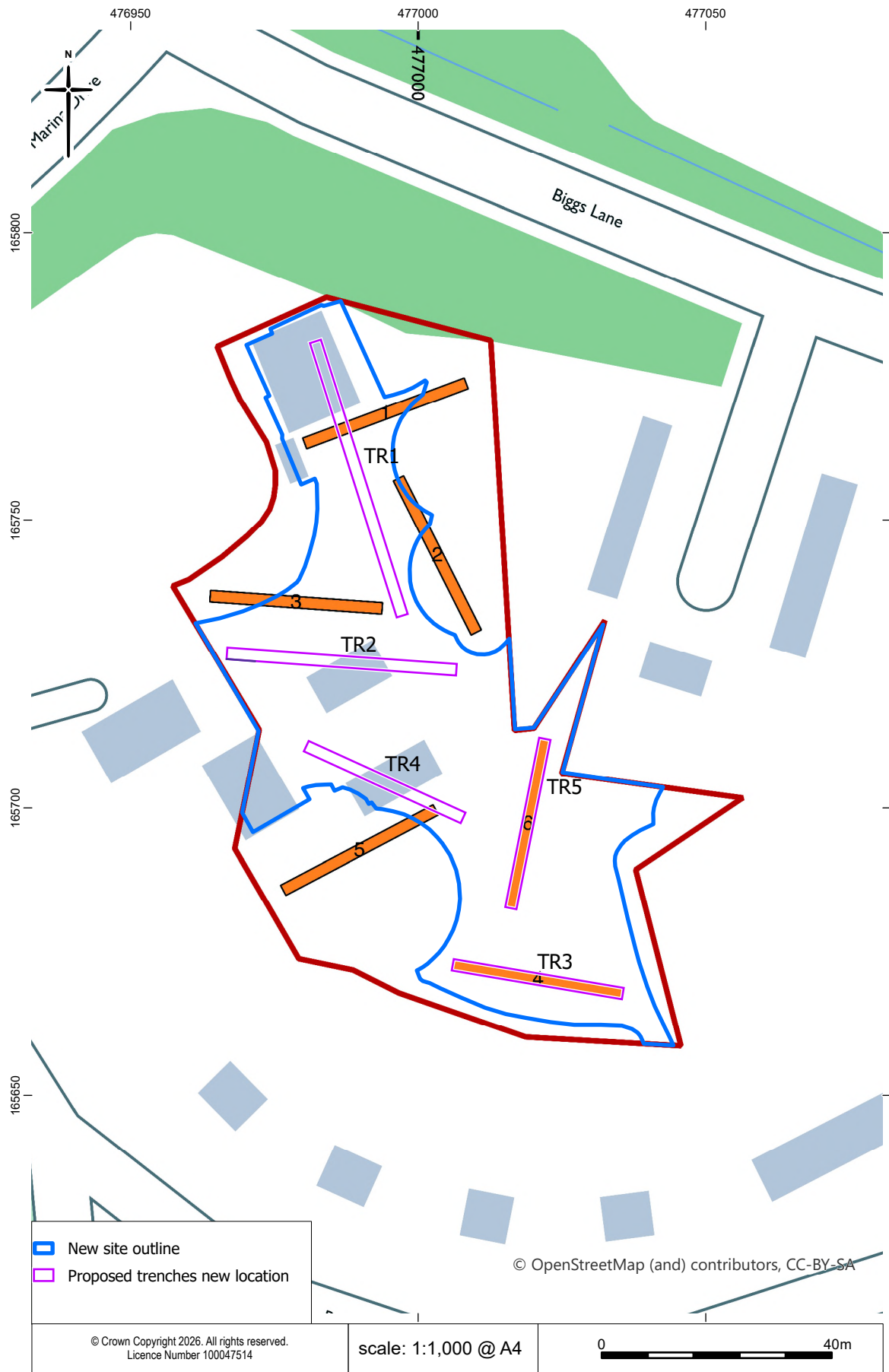
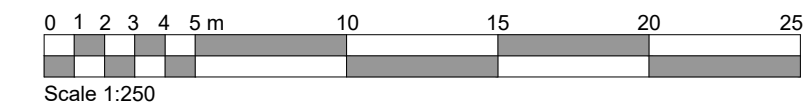
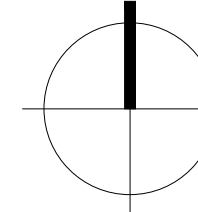


Fig 2 Proposed trial trenches edited according to the RPAs (Arborfield Green Parcel S).

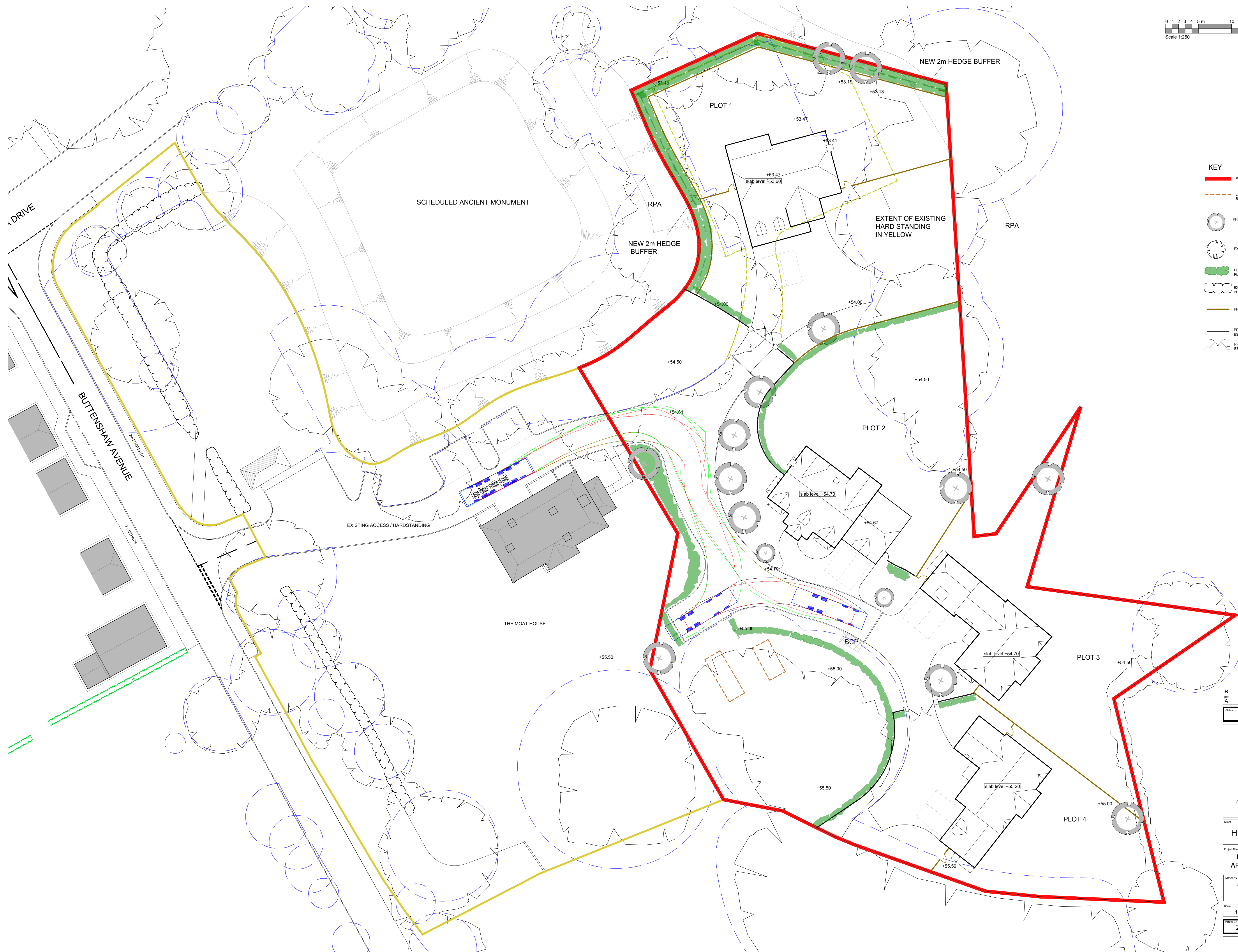


NORTH

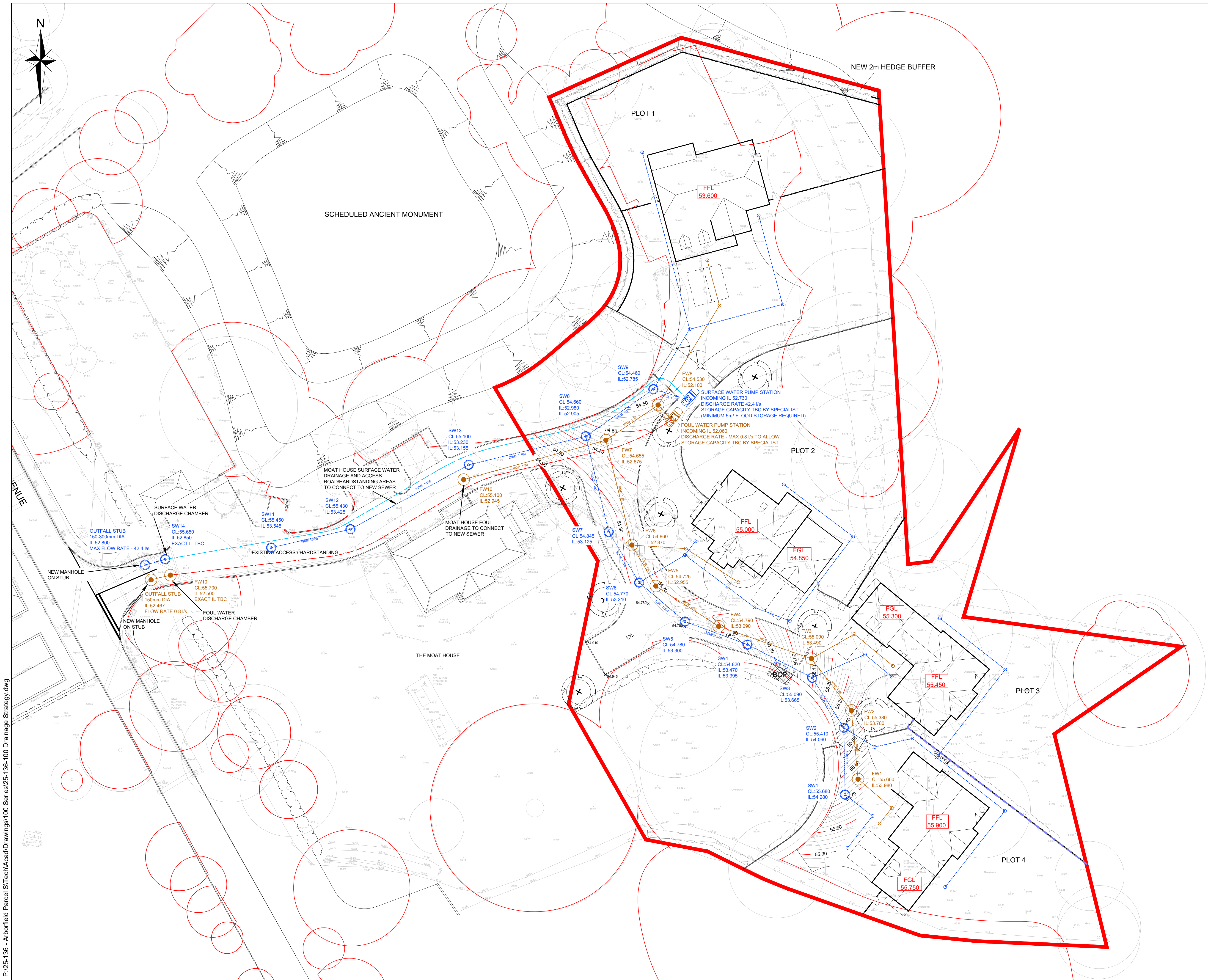


KEY

- PARCEL S SITE BOUNDARY
- LINE INDICATE EXISTING BUILDINGS
- PROPOSED TREES
- EXISTING TREES TO BE RETAINED
- PROPOSED MIXED NATIVE HEDGE PLANTING 1m AND 2m WIDE
- EXISTING BOUNDARY HEDGE PLANTING RETAINED AND ENHANCED
- PROPOSED 1.8m TIMBER FENCE
- PROPOSED 1.2m BLACK METAL ESTATE RAILINGS
- PROPOSED 1.2m BLACK METAL ESTATE GATES



B	01-12-25	TURNING ADJUSTED
A	22-10-25	TURNING ADDED
RESERVED MATTERS		
 ASCOT DESIGN Timeless architecture Ascot Design Ltd, Berkshire House 39-51 High Street, Ascot, Berkshire, SL5 7HY Tel: 01344 299530 Fax: 01344 299531 Email: info@ascotdesign.com www.ascotdesign.com		
Client HICKS DEVELOPMENTS LTD		
Project Title PARCEL S, THE MOAT HOUSE, ARBORFIELD GARRISON, RG2 9LY		
Drawing Title SITE INFORMATION PLAN		
Scale 1:250@A1	Date MAY'25	Drawn DQ
Drawing No. 24-J4649-01-002	Rev. B	
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LEGEND

- PARCEL S BOUNDARY
- SURFACE WATER SEWER AND MANHOLE
- FOUL SEWER AND MANHOLE
- PROPOSED HIGHWAY CONTOUR. CONTOUR INTERVALS AT 25mm
- PRIVATE SURFACE WATER MANHOLE AND PIPE
- PRIVATE FOUL WATER MANHOLE AND PIPE
- ROOT PROTECTION ZONE
- DRAINAGE STUBS AS PER CREST DRAWINGS CNC-AG-S-002A AND CNC-AG-S-002B
- SURFACE WATER RISING MAIN
- FOUL WATER RISING MAIN

Rev	Amendments	JD	LH	LH	18.12.25
		Dm	Chk	App	Date

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Job Title ARBORFIELD PARCEL S		
Drawing Title DRAINAGE STRATEGY		
Client HICKS DEVELOPMENT LTD		
Scale 1:250 @A1	Date JULY 25	Designed TB
Drawn TB	Checked BJ	Approved LH
Job No 25-136	Drawing No 25-136/100	Rev A

APPENDIX 1: DATA MANAGEMENT PLAN

Project details				
Project Manager	Dave Taylor			
Project Name	Parcel S Arborfield Garrison			
Project Finance Code	P25-137			
Site code/Accession code	TBC			
Project stages covered	Evaluation and any subsequent mitigation			
Related Policies	-			
Version control				
Version	Author(s)	Date:	Status	Summary of Changes
1	Dave Taylor	31/03/2026	Draft	-
Data Collection/Creation				
Data to be Collected/Created	All file formats created will meet the standards set out in MOLA's Data Management Procedure and Fieldwork Manual. Digitally recorded contexts will be created using an iPad Pro tablet, using pro-forma templates created in APEX that are based on the normal MOLA Fieldwork Recording Manual used for the physical records, and which directly populates the MOLA Oracle database. All archaeological features will display the relevant accession number for the site and will be given unique context numbers. The context numbers will be continuous across the different trenches. The digital context sheets will include details of the context, its relationships, interpretation and a checklist of associated finds or samples taken. The data will feed into the site's ORACLE CDE database. Overall photographic shots of the site and each trench will be taken prior to excavation and after backfilling, with detailed shots being made of individual features and groups as appropriate. The photographic record will consist of high-quality digital uninterpolated images of at least 12 megapixels. Digital photographs intended for archive purposes will comply with best practice i.e. high quality non-proprietary raw files (DNG) or TIFF images. The documentary archive for this phase of works will consist of: - Text: PDF/A documents comprising completed site report, WSI, Brief - Databases: ORACLE dataset			

	– Survey data: GIS DXF files – Illustration files: AutoCAD DWG, PDF/A, MapInfo files This will be submitted to ADS at the completion of the project as a single archive.
How Data will be Collected/Created	The data will be created according to MOLA's Fieldwork Manual, MOLA'S Data Management Procedure, and in accordance with project specific agreements with the LHNET. The Site will utilize the standard MOLA Data Management Procedure used to record features using context sheets. Site data will be captured using pro-forma context sheets and the MOLA Fieldwork Recording Manual. Sections and plans will be drawn on site then captured digitally during post excavation and added to the digital archive. Images will be taken using a camera with an APS-C or larger sensor with 12 megapixel camera. Survey data will be recorded accurately using Leica Viva Survey Grade RTK GNSS using SMARTNET real-time corrections, operating to a 3D tolerance of $\pm 0.05\text{m}$ to Ordnance Survey National Grid and Datum. These data will be stored as DWG or similar file types. File structure will be created automatically by Union Square Knowledge Management System, and is thus controlled.
Relations	N/A
Documentation and Metadata	
Metadata	Metadata will be created to the standard set out in MOLA's Data Management Procedure. Metadata tables will be updated throughout the course of the project and will be archived along with the digital data at the end of the project.
Documentation	The data will be accompanied by the site report, site paper archive, polyester film sheets, databases, survey data and processed illustrations as PDFs.
Ethical and Legal Compliance	
Data Security Issues	The dataset may contain commercially sensitive data. MOLA will not make data available to any persons outside of the previously detailed project team without discussion with Mark Fennell (Charnwood Borough Council)
Intellectual Property Rights	The copyright of any written, graphic or photographic records and reports will rest with MOLA. The data and reports created by any external specialists will be MOLA Copyright; this will be managed through their contracts. Other data not owned by MOLA, such as OS data, HER datasets or historic maps, will be used under license and any downloaded data will be deleted from MOLA systems at the end of the term of the license agreement. Once the results of the work are deemed to have entered the public domain, the LHNET will have permission to use the report for the purposes of the Historic Environment Record which may include limited photocopying by third parties.

Data Storage	
Storage and Backup	All data collected digitally will be backed up at the end of each day on the MOLA server. Quality assurance processes will include records being checked in the office by Team Leaders prior to scanning. Any amendments will be made prior to scanning such as cross referencing. MOLA will retain a back-up of the digital data of the project for a minimum of five years following the deposition of the site archive, in accordance with MOLA's Digital Management Procedure. Paper archives and documentation will form one archive that will be deposited ultimately in the Leicestershire County Council Museums.
Access and Security	Data recording platforms used including tabletop computers and laptops will be password protected to prevent un-authorised access. Data will be made available to the project team through the Union Square knowledge management system and controlled via password access, maintained and managed by MOLA IT support.
Selection and Preservation	
Preservation Plan	The physical and digital archives will be constructed in accordance with local and national guidelines, and specifically with reference to MOLA's Physical and Digital Data Retention/Discard policies. Discarded data that has been identified for deletion will be recorded as such within the metadata and site records, as appropriate. The physical site archive will be stored at MOLA Office, Unit 11, M11 Business Link, Stansted upon completion of the evaluation fieldwork. Upon completion of full analysis, the physical project archive and hard copy of the evaluation report, will be deposited in the Leicestershire County Council Museums (under Accession number: X.A79.2025). The digital site archive comprising the report, database, digital photographs and survey data will be archived with the ADS. Further archiving decisions will be made in discussion with the LHNET and ADS at project completion stage.
Data Sharing	
Data Sharing Plan	During the course of the project, site data will need to be shared with external persons for the acquisition of specialist reporting. External specialists will be given access to copies of data and not original documentation. The data generated from this project will be made publicly available through submission to the Archaeological Data Service (ADS) as a digital archive and the finished report will be submitted to the Online Access to the Index of archaeological investigations (OASIS V). The file types submitted will comply with ADS digital archiving guidance in order to ensure maximum compatibility and access. Proposals for publication and dissemination of the archaeological remains are at this stage restricted to Grey Literature style report.

Data Sharing Restrictions	There are no known restrictions on the use of this data after project completion although data will be kept confidential during the course of the project.
Responsibilities and Resources	
Responsibilities	In the absence of a dedicated Digital Data Officer, the Project Manager and the Senior Archaeological Archivist are responsible for ensuring the data management plan is followed.
Resources	Guidance on digital data will be given throughout the project by Emily Cecile-Pritchard (Director of Digital) via the digital team, supported by MOLA IT staff. The costs of deposition of the digital archive will be an additional cost to the project budget.
References	Brown, D H, 2011 <i>Archaeological Archives: A guide to best practice in creation, compilation, transfer and curation</i>, Second edition, Archaeological Archives Forum ClfA 2020c <i>Standard and guidance for the creation, compilation, transfer and deposition of archaeological archives</i>, Chartered Institute for Archaeologists MGC 1992 <i>Standards in the museum care of archaeological collections</i>, Museums and Galleries Commission Walker, K, 1990 <i>Guidelines for the preparation of excavation archives for long term storage</i>, United Kingdom Chartered Institute for Conservation

**Parcel S
Arborfield Garrison
Arborfield
Berkshire
RG2**

Written scheme of investigation for an archaeological evaluation

Sign-off History:

Issue No.	Date:	Prepared by:	Checked/ Approved by:	Reason for Issue:
1	26-05-16	Stewart Hoad	Stewart Hoad Senior Project Manager	First issue
2	16-05-2025	Jake Warrender	Dave Taylor	Update following new design
3	03-06-2025	Jake Warrender	Jake Warrender	Revisions

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MOLA (Museum of London Archaeology) is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574.
Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED

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1 Introduction

1.1 Project background

- 1.1.1 This Written Scheme of Investigation (or WSI) for an archaeological evaluation on the site of Arborfield Garrison, Parcel S has been commissioned from MOLA by Boyer on behalf of Hicks Developments Ltd.
- 1.1.2 The site is located opposite the former Hazebrook Barracks, within the wider military area of Arborfield Garrison. It is bounded by the rear gardens of houses fronting onto Biggs Lane to the east, the site of the former Biggs farm to the west, Biggs Lane to the north and former army buildings to the south (*Fig 1*).
- 1.1.3 The centre of the site lies at National Grid reference 476994/165710. The site comprises standing buildings, areas of hardstandings, and numerous trees, with few open areas. The topography across the site slopes gradually from the highest point of c 55.09m OD in the south down to c 54.52m OD to the north.
- 1.1.4 The scheme comprises construction of residential housing and apartment blocks, construction of new roads, car parks and associated services.
- 1.1.5 The development received outline planning permission (Ref: O/2014/2280) in April 2015 and included Archaeology Condition No 69:
- 1.1.6 Prior to the approval of the first RMA on the site, and thereafter prior to the submission of the first reserved matters application for each phase of the development, a programme of archaeological work (which may comprise more than one phase) shall be carried out in accordance with a Written Scheme of Investigation which has first been submitted to and approved by the Local Planning Authority.

With the exception of the first RMA and any phases that consists solely of the NMRE (where the results need only be provided prior to the application being approved) the results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase, and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

- 1.1.7 Details of the consented development are available at <http://www.wokingham.gov.uk/planning-and-building-control/planning-application/search-planning-applications/>
- 1.1.8 The potential archaeological interest on the site is survival of rural landscape features, such as ditches, pits, settlement and iron working/smelting (Middle Iron Age to mid-3rd century AD) recorded at two sites excavated to the north west. Additionally the evaluation will look for remains associated with the

late/post-medieval moated farm (Biggs Farm) site, which is adjacent to Parcel S, directly to the north.

- 1.1.9 The purpose of archaeological evaluation as defined by the Chartered Institute for Archaeologists is to ‘determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices’ (CIFA, 2023). The results of the evaluation will inform the construction design and allow the Project Team and Local Planning Authority to identify an appropriate mitigation strategy for any archaeological remains that would be affected by the development. Should any archaeological mitigation be necessary an additional written scheme of investigation will be prepared and submitted for approval, specifying the archaeological works and covering fieldwork, post-excavation analysis, publication and archiving.
- 1.1.10 The archaeological evaluation works consist of 6 evaluation trenches outlined further in Section 3.
- 1.1.11 The results of the evaluation will be set out in a report to be issued within 6 weeks of completing the fieldwork. The site archive will be deposited with an appropriate Archive receiving body which is yet to be determined.
- 1.1.12 This document sets out the methodologies (including Health & Safety) which will be followed during the excavation of the evaluation trenches and during the post-excavation analysis and reporting stages. These will follow the Standards and Code of Practice laid down by the Chartered Institute for Archaeologists (CIFA 2023), local and regional planning authority archaeology guidance and Historic England Centre for Archaeology Guidelines where appropriate.
- 1.1.13 Other relevant documents include:
- the Archaeological desk-based assessment (MOLA, 2014). This presented the initial assessment of archaeological potential on the site.
- 1.1.14 This land parcel (parcel S) forms part of the Arbofield housing development. A number of WSI’s covering the works parcels were partially completed by MOLA in 2016 prior to the start of development and then have updated to reflect changing project design within individual parcels.

1.2 Planning and legislative framework

- 1.2.1 The regional planning and legislative background to the site was summarised in the previous Archaeological desk-based assessment (MOLA, 2014 section 10). However since the production of the previous Archaeological desk-based assessment the NPPF legislation (2024) has been updated and now states:

National Planning Policy Framework

- 1.2.1 The National Planning Policy Framework (NPPF, first published in March 2012) sets out the government’s planning policies for England and how these are expected to be applied.
- 1.2.2 The NPPF was last revised in December in 2024 in response to the *Proposed reforms to the National Planning Policy Framework* and other changes to the Planning system consultation, and published by the Ministry of Housing, Communities & Local Government (MHCLG 2024). Minor text amendments (not intended to constitute a change to the policies set out in the NPPF) were made in February 2025.

Conserving and enhancing the historic environment

1.2.3 The NPPF section 16, “Conserving and enhancing the historic environment” (NPPF paragraphs 202–221) is reproduced in full below:

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

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

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

204. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

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

- a) assess the significance of heritage assets and the contribution they make to their environment; and
- b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

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

Proposals affecting heritage assets

207. In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

208. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking

account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

209. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

210. In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

211. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

212. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

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

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

214. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

215. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be

weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

216. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

217. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

218. Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

219. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

220. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

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

1.3 Archaeological background

1.3.1 The archaeological background to the site has been adequately summarised in the previous Archaeological desk-based assessment (MOLA, 2014 section 4).

1.3.2 This report should be read for the results of these investigations.

1.3.3 A synthesis is presented below:

Palaeolithic (800,000 to 10,000 BC)

1.3.4 There is low potential for finds of Palaeolithic date as in the area of the site erosion has removed the Palaeolithic land surface and as such any finds would be ex-situ. The HER shows one palaeolith was found 650m to the south.

Mesolithic (10,000 to 4,000 BC)

1.3.5 There is low potential for finds of Mesolithic date with the nearest finds c 1km north east of the site.

Neolithic (4000-2000 BC)

- 1.3.6 There is low potential for Neolithic Archaeology as pollen records from Longmoor Bog suggest the area was covered in thick Alder woodland.

Bronze Age (2000-600 BC)

- 1.3.7 The site has moderate potential for Bronze Age archaeological remains. The HER reveals a number of Bronze Age find spots and sites within the study area including a Bronze Age field system at Barkham Ride and a Bronze Age Bell Barrow c 2km east of the site. A burnt mound was found c500m east of the site.

Iron Age (600 BC to AD 43)

- 1.3.8 The site has moderate potential for Iron Age archaeological remains. There are two Iron Age hillforts within 15km of the site and the site would have been in the sphere of influence of Calleva a major Iron Age Settlement home to the Artrebatas tribe (Grench and Firth 2000). There are a number of sites that further demonstrate that the site lies within an Iron Age landscape including an Iron Age field system found at Barkham Ride c 990m to the east of the site. Intercutting gullies of Iron Age or Roman date were also found at Sheerland Road c 500m to the west of the site. Several possible Iron Age enclosures have been noted within the study area, at Whitehall Brick and Tile Works), c 525m to the west the site; on an aerial photograph, c 510m to the west of Area A and at Barkham Ride, where a possible woodland enclosure was recorded.
- 1.3.9 An Iron Age roundhouse was found c. 600m east of the site with evidence indicating that metal working was taking place on the site. There is also evidence of metal working at the former Whitehall Brick and tile works c 525m west of the site.

Roman period (AD 43-410)

- 1.3.10 The site is considered to have low potential for Roman archaeology, with the majority of the Roman archaeological remains in the area being found to the south of the site, closer to the projected line of the Roman Road known locally as the Devil's Highway which connected London and Silchester.

Early medieval period (AD 410-1066)

- 1.3.11 The site is considered to have low potential for early medieval remains as during this period the parish of Barkham was largely rural made up of woodland. Arable and pasture land. However as the site lies on the heavy soils of the London Clay it is more likely to have been woodland.

Later medieval period (AD 1066-1485)

- 1.3.12 The site has moderate to high potential for later medieval remains as the moated manor house of Biggs Farm lies directly to the west of the site which is also a scheduled monument (**1009886**). Moated sites were high status often aristocratic residences so it is likely that this house, while not the manor house itself, was the home of a significant family in the area. Prior to becoming 'Biggs' Farm' in the second part of the 18th century, the building had been known as 'Butts'. There is more than one possible meaning for this name. *Butt* can refer to a boundary mark, which is consistent with the moated site's location close to the perimeter of Barkham parish. It could also refer to medieval archery butts (French and Firth 2000, 55). Probably the

earliest reference to the building on this site dates to the early 15th century, when a deed refers to a property called '*The Bottes*'. From wills it is known that in the 16th century it was a household of some wealth, having glass windows and 16 beds (*ibid.*, 57). The scheduled monument survives as a level depression with graded banks up to 1m high and surrounding an area of approximately 60m x 40m. Surrounding this is a dry moat which survives to a width of around 10m to the south, was and west of the island. The full monument description is included in Appendix 1. The scheduled monument and the land adjacent was outside the area covered by the recent geophysical survey.

Post medieval period (AD 1485-present)

- 1.3.13 There is moderate to high potential for archaeological remains associated with the post medieval period. This relates to the 18th century and century use of Biggs Farm and the later use as a army depot.
- 1.3.14 In 1904 the Arborfield Army Remount Service depot was established. The Ordnance Survey 3rd edition 6":mile map of 1912 shows that the [new] Biggs Farm had been enlarged, reflecting its use as the headquarters of the Remount Depot. The original Old Biggs' Farm had been demolished and replaced with Moat House in 1906, which can be seen on the map. The map does not show the Infirmary Stables, which were built between 1911–12, probably just after the map survey. The stables are considered nationally important and are a scheduled monument.
- 1.3.15 The Remount Depot was substantially developed during and after the First World War. Many of the staff were accommodated within the Depot itself, using the existing farm buildings as well as additional accommodation huts built to the rear of Biggs' Farm. Temporary stabling was erected to the south-east of the Infirmary Stables; in an area later known as the 'Highlands'; and close to Biggs Farm where additional temporary accommodation for military staff was also built. Additional land was purchased expanding the eastern boundary of the Depot to include Langley Common Farm, where the barn was converted into stabling. This was later extensively refurbished as an animal infirmary, including a small swimming pool for the rehabilitation of horses, and accommodation for the Veterinary Officer and the Farrier Major. The old infirmary stables were no longer needed for that function and became ordinary stables, with a cinder exercising yard built outside and a horse exercise shed. A curvilinear feature was identified to the south of the infirmary stables on aerial photographs of the site, and it is possible that this is actually the exercising yard, although its precise location is not known.
- 1.3.16 The Remount Depot was in its heyday in the 1930s (*ibid.*, 14). The Ordnance Survey 6":mile map of 1930–32 shows the site at this time. The changes described above can be seen clearly with new buildings clustered around Biggs' Farm, Ellis' Farm and Langley Common Farm, now labelled as the Langley Sick Lines, as well as the Infirmary Stables and Highlands, in the northern part of Area A. Two areas of filter beds and sewage tanks had also been constructed in Area A. To the west of these, south of the Infirmary Stables, the map shows a large shape, which is not labelled. It is possible that this was a pond, dug as part of the sewage works, and later filled in. However there is no evidence on aerial photographs or the British Geological Survey mapping (which shows areas of infilled ground) of a pond, although the filter beds can be clearly identified with areas of differential growth on later photographs. It is possible that this was a fenced enclosure related to the training of horses instead.

- 1.3.17 The Army Remount Service Depot at Arborfield was closed in 1937. The Ordnance Survey 6":mile map of 1938 (not reproduced) shows little change in the physical structures on site, with only one small additional building shown close to the Langley Sick Lines buildings. Outside of the site, to the west of Area A, a Brick and Tile works had been established.
- 1.3.18 By 1939 the site had been transformed into the Army Technical School (Boys) and became the 'Arborfield Garrison'. Several units have occupied the former depot since this time, each modifying the buildings to suit its needs. The Ordnance Survey 1:10,000 scale map of 1961 shows extensive building in the west, south, central and northern parts of Area A. Biggs' Farm, Ellis' Farm, Moat House and the Highlands remained mostly unchanged. A new sewage works was constructed in the eastern part of the area; the old filter beds and tanks are no longer shown and the large sewage treatment pond infilled. Despite the extensive building in Area A c 50% of the area remained open ground. Area B remained unchanged.
- 1.3.19 By the time of the Ordnance Survey 1:10,000 scale map of 1971–75 more building and rebuilding had taken place in Area A. The Bailleul Barracks in the southern part of the area had seen extensive rebuilding, as had the Army Apprentices College. Many of the Biggs's Farm buildings had been demolished, and new buildings erected in the eastern part of the site where they had been. The School of Electronic Engineering in the northern part of the area had been extended. New smaller buildings had been constructed across the central part of the area. The sewage works in the eastern part of the site had been extended and then become disused. Much of the open space within the area had either been built on or made into sports pitches, although the western part of the site, labelled Sheerlands, remained open.
- 1.3.20 The Ordnance Survey 1:10,000 scale map of 1978–9 shows that development continued throughout the 1970s, with further large buildings being constructed between the Army Apprentices College and the Bailleul Barracks in the southern part of Area A. A new road called Princess Marina Drive had been laid out, and a large manmade lake created. The sewage works in the eastern part of the site had been dismantled and a rifle range erected in their place.

1.4 Quantification of the archaeological resource

- 1.4.1 The site is fairly level, sloping gradually from south to north. The highest point is at c 55.09m OD in the south sloping down to c 54.52m OD in the north.
- 1.4.2 The natural deposits comprise London clay capped by a mixture of made ground, subsoil and a topsoil (BGS 268). No detailed site investigation reports have been made available at this time to establish precise depths of the underlying deposits.

1.5 MOLA team and other responsibilities

- 1.5.1 In the document below the following terms should be understood:
- 1.5.2 MOLA (Museum of London Archaeology) is a company limited by guarantee registered in England and Wales with company registration number 07751831 and charity registration number 1143574. Registered office: Mortimer Wheeler House, 46 Eagle Wharf Road, London N1 7ED.

- 1.5.3 *Project Manager* - MOLA office based manager who is the client's principal point of contact and who has overall responsibility for the project budget and delivery.
- 1.5.4 *Site Supervisor* - MOLA site based manager who is responsible for the direction of the field team. Site supervisors on larger sites will tend to be Project Officers in grade, whilst on other sites they will be Senior Archaeologists. On some sites there may be both a Project Officer and/or one or more Senior Archaeologists.
- 1.5.5 *Archaeologists* - MOLA excavation staff responsible on site for archaeological excavation.
- 1.5.6 *Field Manager* - MOLA office based manager responsible for allocation of staff and supply of equipment and resources.
- 1.5.7 *Health and Safety Manager* – The MOLA manager with sole responsibility for site inspections, reporting and issuing of recommendations for the Site Supervisor and Project Manager to implement. Reports directly to MOLA CEO
- 1.5.8 *Principal Contractor* - appointed directly by the Client with overall responsibility for site H&S under CDM regulations.
- 1.5.9 *Attendance Contractor* - the contractor responsible for providing such attendances to MOLA as are deemed necessary to carry out their archaeological work (see section 4.2). These might for instance include but not be restricted to shoring, lighting, facilities, fencing, additional labour, spoil removal, etc. The Attendance Contractor may be the same as the Principal Contractor, or it may be subcontracted to the Principal Contractor or it may sub-contracted to MOLA.
- 1.5.10 *Sub-contractor* – where this term is used in this document it refers to any contractor employed directly by MOLA during the course of its work on the site.

2 Objectives of the evaluation

2.1 General considerations

- 2.1.1 The purpose of an archaeological field evaluation as defined by the Chartered Institute for Archaeologists (CIFA, 2023) is to ‘determine, as far as is reasonably possible, the nature of the archaeological resource within a specified area using appropriate methods and practices’.
- 2.1.2 This is further explained as ‘a limited programme of non-intrusive and/or intrusive fieldwork which determines the presence or absence of archaeological features, structures, deposits, artefacts or ecofacts within a specified area or site... . If such archaeological remains are present field evaluation defines their character, extent, quality and preservation, and enables an assessment of their worth in a local, regional, national or international context as appropriate.’
- 2.1.3 Para 3.2.12 of the CIFA guidelines states that “the archaeologist must be mindful that the purpose of evaluation is to determine the presence, or not, of archaeological deposits and to assess their nature, extent etc., and must not unnecessarily interfere with archaeological remains. The archaeologist must make every effort to ensure that field evaluation is minimally-intrusive and minimally-destructive to archaeological remains in both the design and execution of work”.
- 2.1.4 An evaluation should thus augment any previous desk-based assessment, and provide all parties, particularly the Local Planning Authority, with sufficient material information upon which to base informed decisions regarding mitigation. An evaluation may therefore result in the need for further archaeological action and a further written scheme of investigation may be required in order to comply with planning conditions.
- 2.1.5 MOLA’s archaeological evaluation methodology will be in accordance with the advice set out in NPPF (DCLG 2012) and will conform to best professional practice as summarised in the appropriate Chartered Institute for Archaeologists Guideline for Evaluation (CIFA 2023) and advice given in Berkshire local guidance.

2.2 Site specific objectives

- 2.2.1 This statement sets out the methods used and approaches taken in dealing with the archaeological resource of the site. The detailed methodology is set in the context of the methods and approaches which are considered most appropriate for Archaeological evaluations and investigations on sites in Berkshire in accordance with the advice contained by Berkshire Archaeology and in accordance with the advice contained in English Heritage Centre for Archaeology *Guidelines* where appropriate. The methodology is also set in the context of the CIFA guidelines noted above.
- 2.2.2 For these archaeological works the following broad research questions can be outlined:
- 2.2.3 What is the nature and level of natural topography?
- 2.2.4 What are the earliest deposits identified?
- 2.2.5 What are the latest deposits identified?
- 2.2.6 Is there any evidence of field systems, occupation or iron-working/smelting

activity relating to the Middle Iron Age features previously excavated to the north and south of the site, as depicted on the earlier Historic Environment Assessment?

- 2.2.7 Is there any evidence of Romano-British occupation or activity?
- 2.2.8 Is there evidence associated with the late/post-medieval moated farm (Biggs Farm) sited to the west?
- 2.2.9 Does the extensive ground disturbance seen in and around buildings, during the evaluation of previous Parcels, occur in this area?

3 Evaluation methodology

3.1 Archaeological considerations

- 3.1.1 The evaluation involves excavation of 6 trenches located in open areas, between existing buildings and has been adapted to the current site conditions (see Fig 2).
- 3.1.2 The trenches will measure 30m X 1.8m. The expected depth is between 0.5m to 1m depending on the thickness of the made ground and underlying deposits.
- 3.1.3 No detailed information is as yet available on the proposed development other than for residential housing with associated access roads. Impacts will be in the form of road and house footings, and service trenches. The trench layout has been selected to provide coverage across the site in accessible areas, avoiding known service runs and standing buildings. The position of the proposed trenches may have to be altered slightly to avoid any previously unmapped services.
- 3.1.4 Trenches have been located where possible to avoid existing structures and below ground services. The main obstruction in Parcel S are from the buildings and dense tree coverage across the site.
- 3.1.5 Any alterations to the trench layout will be notified to, or where appropriate, agreed with, the archaeological advisor to the local planning authority prior to these changes being implemented on site. This will be done in order to allow the local planning authority time to assess any proposed changes in order to consider their effects on the overall project, and to provide further direction as may be required.
- 3.1.6 Initial location of the trenches will be set out by MOLA surveyors.
- 3.1.7 The excavation of the trenches will be conducted by a sub-contractor for MOLA using a JCB type excavator with flat-bladed bucket. This will be supervised by a Senior Archaeologist from MOLA.
- 3.1.8 All undifferentiated material of recent origin (normally defined as twentieth century and later) within trenches will be removed down to the first significant archaeological horizon. This will be done by the Attendance/sub-contractor under archaeological supervision by MOLA. The MOLA Site Supervisor will decide when remains of archaeological significance requiring recording are revealed.
- 3.1.9 Following initial exposure of archaeological horizons, investigation will be by hand, with cleaning, examination and recording both in plan and section. Any archaeological remains revealed will be recorded in the appropriate manner. Resort to machine excavation may be necessary. This technique is only appropriate for the removal of homogeneous and 'low-grade' layers where it can reasonably be argued that more detailed attention would not produce information of value, and where their removal may give a 'window' onto underlying levels.
- 3.1.10 Archaeological excavation will proceed only until significant archaeological levels have been reached and will be sufficient to allow the nature and extent of these to be identified. The MOLA Site Supervisor will decide when remains of archaeological significance requiring recording are revealed.
- 3.1.11 Investigation will not be at the expense of any structures, features or finds which might reasonably be considered to merit preservation in situ Where

archaeological remains are to be preserved in situ they will be adequately protected from deterioration. Normally this involves covering or wrapping the deposits and features in a geo-textile such as Terram and sealing this with a layer of sand or other suitable soft materials.

- 3.1.12 Some features, such as pits and wells may merit excavation to a greater depth, and modern cut features will be used to provide a 'window' onto earlier levels.
- 3.1.13 In addition to the excavation of man-made deposits some assessment of 'naturally deposited' levels may be necessary, especially when these are organically preserved and laid down within archaeological timescales; for example alluvial or peat deposits.
- 3.1.14 Any finds of human remains will be left in situ, covered and protected. If removal is essential it can only take place under appropriate Faculty jurisdiction, Ministry of Justice (Coroner's Division) licence, environmental health regulations, coroner's permission, and if appropriate, in compliance with the Disused Burial Grounds (Amendment) Act 1981 or other local Act. It will be necessary to ensure that adequate security is provided
- 3.1.15 Because the timing of the evaluation is dependent on the client it remains the client's responsibility to give adequate notice to MOLA of when access is possible.
- 3.1.16 If features of archaeological interest are uncovered during the course of the evaluation the archaeological advisor to the local planning authority may require that trenches be extended, repositioned, and or additional trenches excavated in order to clarify the nature and extent of these features.

3.2 Recording systems

- 3.2.1 A unique site code has yet to be agreed and will be used by MOLA Archaeology in addition to any accession number issued by the relevant curating body.
- 3.2.2 The recording systems adopted during the investigations will be fully compatible with those most widely used elsewhere in Berkshire, and those required by an appropriate Archive Receiving Body,

3.3 Treatment of finds and samples

- 3.3.1 All recovery, retention and treatment of finds and samples will be carried out mindful of the overall purpose of the exercise, i.e. to evaluate for further decision making, as expressed in CIFA (2014) para 3.2.12. and 3.3.8. To this end, all artefactual and ecofactual material will be reviewed on site for its capability to inform the evaluation report.
- 3.3.2 Where necessary, a supplementary strategy for sampling archaeological and environmental deposits and structures may be developed by MOLA in accordance with CIFA guidelines. Advice will be sought from the LPA Archaeological Advisor and the Regional Archaeological Science Advisor throughout the project, as appropriate. Subsequent off-site work and analysis of the processed samples and remains will be undertaken by MOLA Specialists.
- 3.3.3 All retained finds and samples will be exposed, lifted, cleaned, conserved, marked, bagged and boxed in a proper manner and to standards agreed in advance.
- 3.3.4 All finds of gold and silver, or other objects definable as 'treasure', will be

removed to a safe place and reported to the local Coroner according to the procedures of the Treasure Act 1996 and the Treasure (Designation) Order 2002. Where removal cannot be effected on the same working day as the discovery suitable security measures will be taken to protect the finds from theft.

3.4 Ownership of finds

- 3.4.1 Whereas ownership of any finds on the site lies with the landowner, it will be necessary that the landowner gives necessary legal approvals, licences and permissions to donate the finds to the local Museum and/or Archive Receiving Body (which is to be determined) to enable that body to carry out its obligations to curate the finds after discovery, in perpetuity, as part of the archaeological Archive from this site.
- 3.4.2 These approvals, licences and permissions shall be *either* confirmed in the Agreement and Contract regulating the archaeological works *and/or* confirmed by the completion of the relevant Deed of Transfer form (draft appended).
- 3.4.3 In such case, the client (or their agent) will make arrangements for the signing of the Deed of Transfer Form by the client or, if the landowner is different to the client, by the landowner.
- 3.4.4 Notwithstanding the above, subsequent arrangements may be made if required between the landowner and/or the client and the local Museum and/or Archive Receiving Body for the conservation, display, provision of access to or loan of selected finds in or near their original location.

3.5 Reports and archives

- 3.5.1 On completion of the fieldwork an Evaluation report will be made available to the client and the Local Planning Authority within 6 weeks of the completion of fieldwork.
- 3.5.2 A short summary of the results of the evaluation will be submitted to the Berkshire HER and NAR.
- 3.5.3 Details of the project will be submitted to the online database maintained by the Online Access to the Index of Archaeological Investigations (OASIS) Project
- 3.5.4 Finds and records will be curated by a single organisation, and be available for public consultation in a site archive compatible with other archaeological archives in the Museum of London and adhering to standards set out in the following:
 - Archaeological Archive Forum, Archaeological Archives: a guide to best practice in creation, compilation transfer and curation (2011)
 - Museums and Galleries Commission's Standards in the Museum Care of Archaeological Collections (1992),
 - Society of Museum Archaeologists' draft Selection, Retention and Dispersal of Archaeological Collections (1992).
 - Society of Museum Archaeologists (1995) Towards an Accessible Archive. The Transfer of Archaeological Archives to Museums: Guidelines for Use in England, Northern Ireland, Scotland and Wales.

- United Kingdom Institute for Conservation Guidelines for the preparation of excavation archives for long term storage (1990)

3.5.5 Copyright of the written archive will be vested in the Museum.

3.6 Evaluation method agreement

- 3.6.1 An adequate archaeological methodology and trench layout for the evaluation must be approved by the Local Planning Authority prior to the start of work on site.
- 3.6.2 This recommended format attempts to define best practice but cannot fully anticipate conditions encountered as the evaluation progresses. Material changes to the approved evaluation format are however only to be made with the prior written approval of the Local Planning Authority.
- 3.6.3 If archaeological remains are uncovered during the course of the evaluation these will either be excavated at the time or at a later stage of the redevelopment of the site by an agreed programme of archaeological mitigation in accordance with the archaeological policies of Wokingham Borough Council and archaeological best practise as laid out by the Chartered Institute for Archaeologists.

4 Programme, staffing and attendances

4.1 Timetable and staffing

- 4.1.1 The timing and duration of the programme of archaeological evaluation will be determined by the client's overall programme and the nature and extent of any surviving remains.
- 4.1.2 MOLA staffing is yet to be determined.

4.2 Attendances

- 4.2.1 For evaluations the attendances required by MOLA tends to be minimal. However, some provision for welfare and working conditions may need to be anticipated. Some or all of the following attendances may be required and supplied by MOLA or the Principal Contractor (if there has been one appointed)..
- 4.2.2 Depending on timetabling of the works the principal contractor may be able to supply suitable plant to open up the trenches: JCB or 360 degree tracked excavator.
- 4.2.3 Safety guard-rails and suitable access points into the site and areas of excavation, away from any site traffic and machinery.
- 4.2.4 Ladders into all areas of excavation when the excavated depth requires such access.
- 4.2.5 If ground-water is encountered in the trenches, adequate pumps will be required to remove it in order to complete the excavations.
- 4.2.6 A suitable security system to operate overnight, weekends and holidays.

5 Funding

- 5.1.1 Funding arrangements for the evaluation will be agreed between MOLA and the client, together with agreements for attendance requirements, accommodation and facilities. It will be agreed that the developer will fund the on-site works up to the *Post-Excavation assessment* stage as defined by MAP2 and as described in this document. Additional costs for the later analysis/publication programme will be confirmed following the completion of the *Post-excavation assessment report and Updated project design*, and the client will be made aware of this eventuality.

6 Acknowledgements

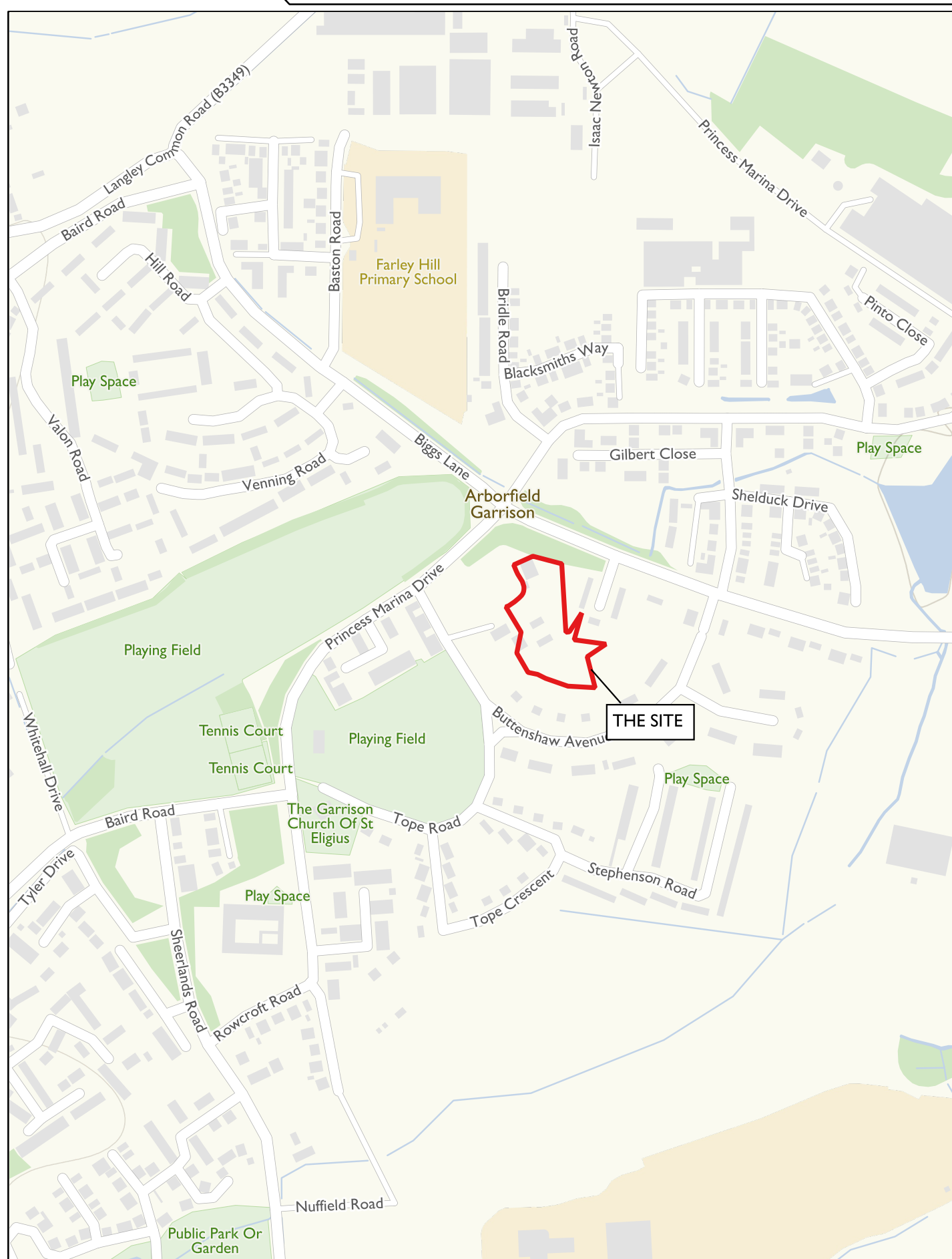
- 6.1.1 MOLA wishes to thank Helen Puddle and Lawrence Ewing of Crest Nicholson for commissioning the work. Fiona MacDonald of Berkshire Archaeology for her guidance and comments. Linda Kilvert, Intrinsic Facilities Engineering Ltd for supplying background information for the site.

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FIGURE I // Site Location - General



PROJECT // P25-137 - Arbourfield Parcel S

DESCRIPTION // Site Location

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DOC REF: MOLA P25-137-WSI-v1.1 ©

FIGURE 2 // Proposed Trench Locations



0 50 m



PROJECT // P25-137 - Arbourfield Parcel S

DESCRIPTION // Proposed Trench Locations

DOC REF: MOLAP25-137-WSI-v1.1 ©

FIGURE 3 // Site Location - showing SAM



0 50 m



PROJECT // P25-137 - Arbourfield Pancel S

DESCRIPTION // Site Location

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8 Appendix Transfer of Finds ownership

DATED

20

[]

-AND-

THE BOARD OF GOVERNORS OF
THE MUSEUM OF LONDON

DEED OF TRANSFER
of Finds excavated at
[]

Site Code []

- 2.1.2 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Finds are free of all charges, encumbrances and third party rights and no right has been granted in respect of them which would affect the transfer of title to the Finds by the Site Owner to the Museum or otherwise give rise to any conflict with the provisions of this Deed;
 - 2.1.3 [to the best of its knowledge and belief ***delete as appropriate***] at the date of this Deed the Site Owner has the unfettered right to transfer ownership and possession of the Finds to the Museum;
 - 2.1.4 the Site Owner will at its own cost take all steps which are or may be necessary at any time to cure any defects in the title to the Finds; and
 - 2.1.5 the Site Owner warrants that it or its contractors have complied with all of the requirements of the Treasure Act 1996 and any statutory modification or re-enactment of that Act, and all other legislative requirements relating to the Excavation.
- 2.2 The Site Owner will indemnify the Museum against any and all claims, demands, proceedings, costs, expenses, loss or damage, of whatever nature which may be made or brought against or incurred by the Museum arising out of or in connection with any breach of the warranties given respectively by the Site Owner in clause 2.1.

3. INTERPRETATION; GOVERNING LAW AND JURISDICTION

- 3.1 This Deed will be governed by and construed in accordance with the Laws of England and Wales regardless of the place of execution or performance. The English Courts will have exclusive jurisdiction to deal with any dispute or other difference arising out of or in connection with this Deed, unless the Museum chooses to invoke, or voluntarily submits to, the jurisdiction of some other tribunal

IN WITNESS of which the parties hereto have executed this document as a Deed on the date first written above

[]

By means of these signatures:

Director

Director/Secretary

The **COMMON SEAL** of
THE BOARD OF GOVERNORS
OF THE MUSEUM OF LONDON
was hereunto affixed in the presence of:

Chairman

Secretary



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