

Archaeological Desk Based Assessment

Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green

HER-01867

Version 2

August 2026



Tetra Tech London, 20 Farringdon Street, London, EC4A 4AB

Tetra Tech Consulting Limited. Registered in England number: 01470149

Registered Office: 101 Park Drive, Milton Park, Abingdon, Oxfordshire, England, OX14 4RY

Document status

Document status					
Version	Purpose of document	Authored by	Reviewed by	Approved by	Date
1	Draft	Anthony Brown	Edward Hawkins	Edward Hawkins	Sept 2025
2	Update	Anthony Brown	Cameron Hardie	Richard Smalley	August 2026

Approval for issue

Richard Smalley

August 2026

© Copyright Tetra Tech Consulting Limited. All rights reserved

This report was prepared by Tetra Tech within the terms of Tetra Tech engagement with its client and in direct response to a scope of services. This report is supplied for the sole and specific purpose for use by Tetra Tech's client. The report does not account for any changes relating the subject matter of the report, or any legislative or regulatory changes that have occurred since the report was produced and that may affect the report. Tetra Tech does not accept any responsibility or liability for loss whatsoever to any third party caused by, related to or arising out of any use or reliance on the report.

Prepared by	Prepared for
Tetra Tech Consulting Limited	Crest Nicholson Operations Ltd
Anthony Brown – Heritage Consultant	
Lakesbury House, Hiltingbury Road, Chandlers Ford, Southampton, Hampshire	
T: +44 (0)2380 810 440	
M: +44 (0)7701 277 424	
E: Anthony.Brown1@TetraTech.com	

Executive Summary

This archaeological desk based assessment has been prepared by Tetra Tech Consulting Ltd for Crest Nicholson Operations Ltd, in support of the proposed development of land at Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green, Berkshire (referred to as the Study Site).

This report addresses archaeological matters only and does not address potential built heritage impacts

The Study Site is proposed for a hybrid planning application, comprising:

- Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.
- Outline planning application (all matters reserved except for access) for the construction of up to 4 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.

In terms of designated archaeological assets, no World Heritage Sites, Registered Battlefields or Protected Wrecks are located within a 1km radius of the Study Site.

The Study Site is located c.450m north of the Moated Site North of the Moat House Scheduled Monument (NHLE Ref. 1009886). Due to the intervening screening provided by the planted boundaries of nearby fields, it considered that the proposed development will cause no harm to the significance of the Scheduled Monument, or the ability to appreciate that significance.

The Study Site is considered likely to have a negligible archaeological potential for all periods of human history due to the severe impact of past post-depositional impacts as a result of development and demolition since deposition, which in this case comprises the construction of previous and existing buildings, in particular former Arborfield Studio buildings. No further archaeological mitigation works are recommended.

Table of Contents

1	Introduction & Scope of Study	6
	Introduction	6
2	Planning Background & Development Plan Framework.....	7
	National Planning Policy.....	7
	Local Planning Policy	10
3	Geology and Topography	13
	Geology	13
	Topography.....	13
	Stratigraphic Analysis.....	13
4	Archaeological & Historical Background with Assessment of Significance.....	17
	Timescales used in this report.....	17
	Prehistoric	17
	Historic	17
	Introduction	17
	Previous Archaeological Investigation	18
	Undated	27
	Prehistoric (Palaeolithic, Mesolithic, Neolithic, Bronze Age, and Iron Age).....	28
	Roman	29
	Anglo-Saxon/Early Medieval	30
	Medieval	30
	Post-Medieval and Modern (Including Map Regression Exercise).....	31
	Assessment of Significance (Designated Assets).....	35
	Assessment of Significance (Non-Designated Assets)	36
5	Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Heritage Assets.....	37
	Site Conditions.....	37
	Proposed Development.....	37

Review of Potential Development Impacts on Designated Archaeological Assets	38
Review of Potential Development Impacts on Non-Designated Archaeological Assets	38
6 Summary & Conclusions	39

List of Figures

Figure 1	Site Location
Figure 2a	Monuments Map
Figure 2b	Events Map
Figure 2c	HLC Map
Figure 3	1595 Map of Estates at Windsor Berkshire
Figure 4	1607 John Norden Map of Forests around Berkshire
Figure 5	1761 Roque Map
Figure 6	1806 Ordnance Survey Map
Figure 7	1839 Berkshire Tithe Map
Figure 8	1898 Ordnance Survey Map 1:10,560
Figure 9	1910 Ordnance Survey Map 1:10,560
Figure 10	1932 Ordnance Survey Map 1:10,560
Figure 11	1960-1961 Ordnance Survey Map 1:10,560
Figure 12	1969 Ordnance Survey Map 1:10,560
Figure 13	1988 Ordnance Survey Map 1:10,560
Figure 14	2003 Aerial Photograph (Google Earth)
Figure 15	2017 Aerial Photograph (Google Earth)
Figure 16	2018 Aerial Photograph (Google Earth)
Figure 17	2020 Aerial Photograph (Google Earth)
Figure 18	2025 Aerial Photograph (Google Earth)
Figure 19	Previous Archaeological Impact superimposed onto 2003 Aerial Photograph (Google Earth)
Figure 20	Previous Archaeological Impact superimposed onto 2025 Aerial Photograph (Google Earth)

List of Plates

Plate 1	Borehole locations (Wilson Bailey Partnership Ltd, 2026)
Plate 2	Area Locations (Wilson Bailey Partnership Ltd, 2026)
Plate 3	Proposed Development Layout

1 Introduction & Scope of Study

Introduction

- 1.1 This archaeological desk based assessment has been prepared by Tetra Tech Consulting Limited on behalf of Crest Nicholson Operations Ltd.
- 1.2 The subject of this assessment, also known as the Study Site, is the former Arborfield Studios (Parcels W, Y and Z), Arborfield Green, Berkshire (Figure 1). The Study Site is roughly centred on NGR SU 77122 66225 (Figure 1).
- 1.3 In accordance with national and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk Based Assessments' (Chartered Institute for Archaeologists, 2020) Crest Nicholson Operations Ltd has commissioned Tetra Tech Consulting Ltd to undertake an archaeological desk based assessment. This assessment addresses archaeological matters only and does not address potential built heritage impacts.
- 1.4 This desk based assessment comprises an examination of evidence held on the Historic Environmental Record (HER) at a 1km radius around the Study Site, referred to as the 'Study Area', and other sources, together with a comprehensive historic map regression exercise.
- 1.5 This document draws together the available archaeological, topographic and land use information in order to clarify the archaeological potential of the Study Site and to consider the need for design, civil engineering and archaeological solutions to the archaeological potential identified:
- 1.6 The Historic Environment Records (HER), which can be limited because it is dependent on "random" opportunities for research, fieldwork and discovery. The HER record is not a complete record of all known or existing archaeological evidence. Data that is held by the HER has a time limit of 12 months from the original search date and cannot be relied on after that.
 - There is often a lack of dating and location information/evidence for archaeological finds or features.
 - Documentary sources are rare before the Medieval period and almost all historical documents, such as maps, or area/building descriptions are inherently biased, incomplete or inaccurate in some way.
 - The extent of truncation caused by previous agricultural uses, development impacts and landscaping works cannot be fully ascertained without on-Site investigation.
- 1.7 All work was undertaken in accordance with the Chartered Institute for Archaeologists' 'Standard and Guidance for Historic Environment Desk-Based Assessment' (CIfA 2020).

2 Planning Background & Development Plan Framework

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently updated in August 2026. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- (<https://www.gov.uk/government/publications/national-planning-policy-framework--2>)
- 2.3 For the August 2026 iteration, the relevant section of the NPPF, Conserving and enhancing the historic environment, has been renumbered and restructured. Within the NPPF, the text has moved from Section 16 to Section 20 (now p.93-98) and comprises a series of subheadings and associated policies (see below).
- 2.4 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.2 Section 20 of the NPPF, entitled Conserving and enhancing the historic environment, (formerly Section 16) provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 20 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.3 Section 20 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Policy HE1 part b confirms that development plans *should be informed by a proportionate heritage assessment*; Policy HE5 paragraph 1 states that *Development proposals affecting heritage assets should be accompanied by an assessment of the significance of the assets affected (including any contribution made by their setting), and of the potential effect of the proposal on their significance. The level of detail should be*

proportionate to the asset's importance, and should be no more than is necessary to understand the potential effect of the proposal on their significance.

2.4 The August 2026 NPPF edition is structured to include the following sub headings and policies:

Plan-making policies:

- HE1: Planning for the historic environment
- HE2: Conservation Areas and World Heritage Sites
- HE3: Historic Environment Records
- National decision-making policies:
- HE4: securing the conservation of heritage assets
- HE5: assessing effects on heritage assets
- HE6: Proposals affecting designated heritage assets
- HE7: Decisions on non-designated heritage assets
- HE8: World Heritage Sites
- HE9: Conservation Areas
- HE10: Loss or removal of heritage assets

2.5 National decision-making policy HE7 Decisions on non-designated heritage assets includes:

- support for development with a positive impact;
- proposals which would harm significance to be weighed against the benefits of the proposal and a balanced judgement made regarding scale of harm or loss and significance;
- where substantial harm or total loss of significance could be supported where the harm or loss is outweighed by the benefits of the proposal.

2.6 National decision-making policy HE10 Loss or removal of heritage assets includes:

- Approval of development with all reasonable steps taken to ensure development progresses after the loss has occurred;
- The requirement to record and advance understanding of the asset to be lost in a manner proportionate to its importance and the impact upon it;
- Making the evidence publicly available, including deposition in the relevant HER;
- Heritage assets with archaeological interest should be preserved in situ where feasible; when this cannot happen, then suitable investigation, understanding and dissemination of the works should take place.

2.7 The Glossary at Annex B of the NPPF provides definitions for the following heritage aspects relevant to managing change in the historic environment:

- *Archaeological Interest* is defined as: *a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.*
- *A Designated Heritage Asset* comprises a: *A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation or the UNESCO World Heritage Convention.*
- *Setting* is defined as: *The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.*
- *Heritage Assets* are defined as: *a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).*
- *Significance* (for heritage policy) is defined as: *The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.*

2.8 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances, seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

2.9 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest.

- 2.10 Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.11 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.12 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by the relevant Local Plan and by other material considerations.

Wokingham Borough Council: Core Strategy and Development Plan

- 2.13 Wokingham Borough Council's Core Strategy, also referred to as the Wokingham Borough Local Development Framework, was adopted in January 2010. Together with the Wokingham Borough Managing Development Plan (2014) it sets the policies relating to built developments.

Wokingham Borough Managing Development Plan (2014)

- 2.14 The Wokingham Borough Managing Development Plan (2014) contains the following policy relevant to this assessment:

Policy TB25: Archaeology

1. Areas of high archaeological potential are shown on the Policies Map.
2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.
3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

Wokingham Emerging Local Plan

- 2.15 The Wokingham Borough Local Plan Update 2023 – 2040 is currently being examined by Wokingham Borough Council which, when adopted, will replace the existing Core Strategy and Managing

Development Delivery, providing guidance relating to planning applications in accordance with the NPPF. The proposed submission plan included the following policies which, when adopted, will be relevant to the proposed development:

Policy DH5: The Historic Environment

1. Designated heritage assets, including Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens, are irreplaceable resources that, subject to their significance, should be conserved for the benefit of future generations.
2. Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting. This will be achieved through:
 - a) Identifying and understanding the heritage assets that may be affected by the proposed works, at an early stage in the design process;
 - b) Supporting works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk; and
 - c) Retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.
3. Where development proposals have the potential to affect a heritage asset and/or its setting, a heritage assessment should be prepared in a level of detail proportionate to the asset's importance. This assessment should be submitted as part of a planning application and should describe the significance of the heritage asset and its setting, before assessing the potential impact of the proposal on its significance.
4. Development proposals that would cause substantial harm to, or total loss of significance of a designated heritage asset, will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm, or where all the following criteria apply:
 - a) The nature of the heritage asset prevents all reasonable uses of the site;
 - b) No viable use of the heritage asset can be found through appropriate marketing that will enable its conservation;
 - c) Conservation by grant-funding or another 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.
5. Where a development proposal would cause less than substantial harm to the significance of a designated heritage asset, clear and convincing justification will need to be provided to demonstrate the public benefits of the proposal that could not otherwise be achieved. The level of public benefit must outweigh any harm to a designated heritage asset.

6. Local Historic Parks and Gardens and Areas of Special Character are included on the Policies Map. All non-designated heritage assets are identified and recorded on the council's website.
7. Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.

Policy DH6: Archaeology

- 1 Development proposals should be accompanied by a detailed archaeological assessment where:
 - a) The development has the potential to affect a scheduled monument or a non-designated heritage asset of archaeological interest;
 - b) The site is within or in proximity to an Area of High Archaeological Potential, or
 - c) The site is within a location where archaeological remains are known or suspected to exist.
 - 2 The archaeological assessment should be in the form of a desk based study that explains the significance of any archaeological remains, using suitable references such as the Historic Environment Record and, where necessary, a field evaluation. The assessment must explore and explain any likely impact of development upon the archaeological remains.
 - 3 Development proposal should take appropriate measures to protect any archaeological remains by preservation in situ. Where an assessment of archaeological potential demonstrates this is not justified or proportionate, applicants will be responsible for the excavation, recording and archiving of remains.
- 2.16 In line with the NPPF guidance, and the current local planning policy, this report seeks to clarify the Site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 Geology and Topography

Geology

- 3.1 The British Geographical Survey (BGS, 2026) identifies the bedrock geology of the Study Site as London Clay Formation – Clay, Silt and Sand.
- 3.2 The Study Site is not recorded by the BGS as containing any superficial geological deposits.

Topography

- 3.3 The Study Site has been subject to several phases of built development, with the ground levelled out for the construction of buildings. The entire Study Site sits at c.57m Above Ordnance Datum (AOD).
- 3.4 The Study Site is not located near any natural watercourse.

Stratigraphic Analysis

- 3.5 A borehole survey was undertaken across the Study Site in 2026 (Wilson Bailey Partnership Limited). A total of 50 boreholes were drilled across the Study Site. Made ground with localised fuel contamination was identified between 0.5m and 3.2m below present ground level, although the majority of the made ground was less than 1m in depth. Asbestos contamination was identified in localised areas. Remediation works will be required to address the localised fuel and asbestos contamination. The surrounding geology is predominantly clayey, which is effectively impermeable.
- 3.6 In Area A, boreholes BH6, BH49, and BH50, recorded the deepest sections of made ground, with high fuel contamination, which is interpreted as a backfilled historic fuel tank. In Area B, boreholes BH37 and BH 39 identified concrete and metal shards within the made ground that extended to between 1.3m to 1.4m below ground level. In Area C, BH23, BH25, and BH27, plus inspection of historic wells, identified multiple fuel tanks and fuel contamination in the surrounding made ground and natural geology. In Area D, BH10 and BH10a identified buried concrete. In Area E, attempted borehole BH36 encountered obstructions up to 1m below present ground level, and BH36 identified made ground to a depth of 1.3m. In Area F, no contamination was identified in BH8 and BH13; however, the known presence of an above ground bunded waste oil tank indicates some oil contamination may be expected in this area. Concrete, made ground, and levelling deposits were present between 0.5m (BH8) and 0.7m (BH12) below ground level. All boreholes recorded London Clay Formation as the underlying sub-surface geology.
- 3.7 The made ground throughout the Study Site is recorded as containing crushed aggregates, crushed brick, concrete, asbestos, and fuel, and is therefore considered to generally be of 20th Century date. The made ground is recorded as being between 0.5m and 3.2m thick. London Clay Formation forms the underlying solid geology sealed by the made ground throughout the Site.
- 3.8 The following table presents the depths below ground level and generalised deposits of a sample of the boreholes, covering the Study Site from west to east, to provide an indicative cross section of the Study Site:

Deposit	BH10	BH27	BH26	BH36	BH44	BH47
Top soil/ Concrete/ Tarmac	0m – 0.2m	0 – 0.1m	0m – 0.15m	0m – 0.2m	0m – 0.2m	0 – 0.3m
Modern levelling deposits	0.2m – 0.4m	0.1m – 0.45m	0.15m – 0.5m	N/A	N/A	0.3 – 1.3m
20th Century made ground	0.4m – 2.9m	N/A		0.2m – 1.3m	0.2m – 1.8m	1.3m – 2.8m
London Clay Formation	2.9m +	0.45m +	0.5m +	1.3m+	1.8m+	2.8m +

- 3.9 Based upon the borehole survey, the western and eastern parts of the Study Site retain extensive modern made ground deposits that have removed the archaeological horizon and therefore no archaeological potential survives. In the centre of the Study Site, either side of Isaac Newton Road, modern deposits extend to 0.5m below ground level. The previous proximate archaeological investigations indicate the archaeological horizon to survive at this approximate depth, and therefore this part of the Study Site may retain archaeological potential. Land to the west of Isaac Newton Road, as identified in the borehole survey (Area C), contains several fuel tanks, although the exact location of these is unknown, and associated ground contamination with hydrocarbons.
- 3.10 The archaeological horizon was identified in the western part of the Study Site in the evaluation by MOLA on Parcel Y (BR-PCY16) at c. 0.6m below ground level; however, archaeology was only identified in one trench, and the majority of the areas evaluated did not retain the archaeological horizon.
- 3.11 In the archaeological evaluation to the immediate south of the Study Site by MOLA on Parcel SC1 (BR-PSC16) indicates that the survival of the archaeological horizon was not extensive, however cut archaeological features were recorded at c. 0.5m below ground level.
- 3.12 In the archaeological evaluation c. 150m to the southeast of the Study Site by MOLA on Parcels S1 and S2 (BR-AGS15), the archaeological horizon was identified at between 0.4m and 0.5m below ground level, and extensive, potentially Iron Age archaeology was recorded.
- 3.13 Historic development and subsequent redevelopments are considered to have had a widespread negative impact on any archaeological evidence that may have remained within the Study Site. Several

phases of construction in the eastern and western parts of the Study Site have removed the archaeological horizon.

- 3.14 Based upon the MOLA evaluations within and surrounding the Study Site, and projecting the results, the archaeological horizon has been removed in the western and eastern parts of the Study Site and replaced with a thick made ground layer of 20th Century origin. The archaeological horizon has the potential to survive in the central part of the Study Site; however, historic development has limited the extent of the potential survival of the archaeological horizon.
- 3.15 Due to the truncation of the archaeological horizon through past development, and the extent of 20th Century activity, the majority of the Study Site is considered to retain negligible archaeological potential, with a small area around Isaac Newton Road having the potential to retain the archaeological horizon and therefore may have archaeological potential.

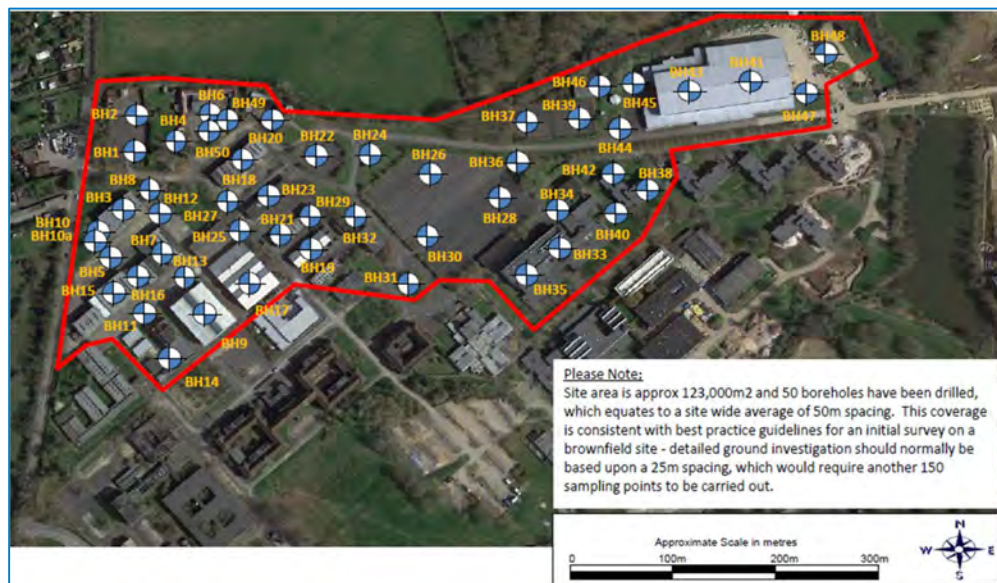


Plate 2: Borehole locations (Wilson Bailey Partnership Ltd, 2026)

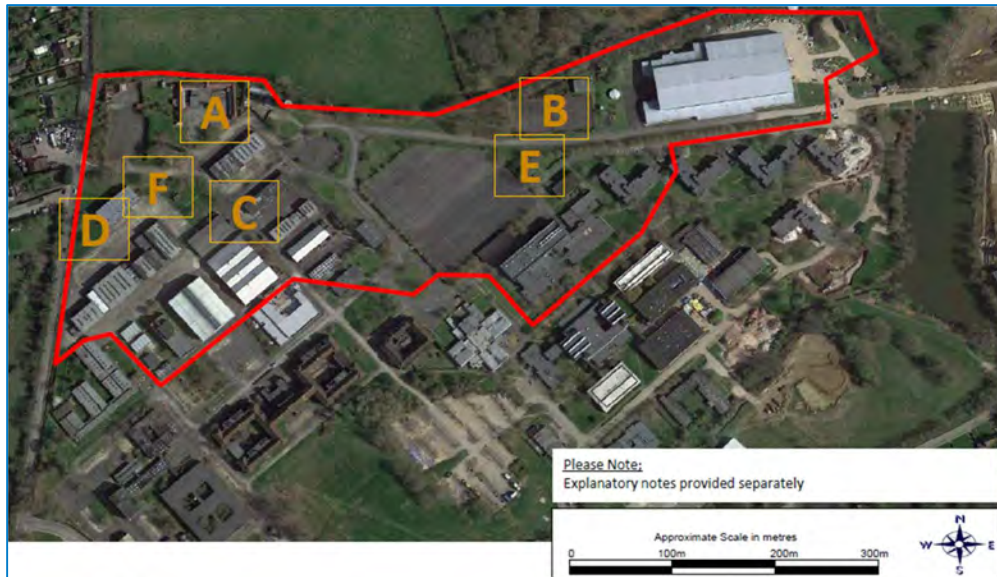


Plate 3: Area Locations (Wilson Bailey Partnership Ltd, 2026)

4 Archaeological & Historical Background with Assessment of Significance

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon & Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Study Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any yet to be discovered archaeological evidence to be present within the Study Site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the Study Site (Figures 2a and 2b) referred to as the Study Area, together with a historic map regression exercise charting the development of the Study Site and its immediate vicinity since the later 16th Century.
- 4.3 In terms of designated archaeological assets, no World Heritage sites, Registered Battlegrounds or Historic Wrecks are identified within the Study Area.
- 4.4 The Study Site is located c.450m north of the Moated Site North of the Moat House Scheduled Monument (NHLE Ref. 1009886). The intervening distance and visual and experiential barriers, such as hedgerows and treelines, preclude the proposed development from having the potential to alter the present way in which this designated archaeological asset is understood and appreciated within its setting.
- 4.5 The Study Site is currently being used under temporary planning permission as a Film Studio. During the mid-20th Century, the Site became part of the Arborfield Garrison (Figure 11) with the Site used as part of the Army Remount Service. The military buildings were later demolished during the construction of The School of Electronic Engineering (Figure 12), buildings which were returned to military use in 1995 when the college was purchased by the military for use as training facility for electronic engineers

based in the Armed Forces. The facility was subsequently renamed as the Defence College of Aeronautical Engineering in 2004, and then the School of Army Aeronautical Engineering, before Arborfield Garrison closed permanently in 2015.

- 4.6 Chapter 5 subsequently considers the site conditions and the potential archaeological impacts of the proposed development.

Previous Archaeological Investigation

- 4.7 This report addresses below-ground archaeological matters only and does not address Built Heritage matters. EWK24 and ERM1478 relate to investigations involving built structures.
- 4.8 An archaeological evaluation by MOLA on Parcel Y (BR-PCY16) of the Study Site concluded that Roman archaeological remains may be impacted by any proposed development. However, they also advise within the report that no further work is needed within this parcel. MOLA also undertook archaeological evaluation of section SC1 (BR-PSC16) near to the Study Site. In this report they observed a Bronze Age gully and pits, and any development within this area would impact any surviving archaeology.
- 4.9 A fieldwalking survey of a land parcel located near Coppice Close in Barkham was undertaken by Berkshire Field Research Group in 1993, immediately north of the Study Site. Archaeological evidence recorded as being found included two sherds of Romano-British pottery, five sherds of Medieval pottery and two early post-Medieval pottery sherds. In total, 106 post-Medieval pottery sherds, 305 modern bricks, 665 pieces of peg tile, 27 possibly Medieval tiles, and 55 iron working slag fragments are recorded as being found (EWK32, MRM18454; SU 77137 66438).
- 4.10 An archaeological watching brief and evaluation at the Lakeside Bus Route, located within the former Hazebrouck Barracks and c.180m south of the Study Site, was conducted by the Museum of London Archaeology Service between 2019 and 2021. The evaluation comprised three trial trenches, with none of the trenches containing any archaeological evidence. However, Iron Age and Romano features and further undated features were recorded during the watching brief (MRM18572 MRM18573, ERM2499; SU 7722 6594).
- 4.11 A systematic fieldwalking survey of Kitchem Coppice, Barkham was undertaken by Berkshire Field Research Group in 1993 c.210m northeast of the Study Site. Archaeological finds recorded as being found during the survey included three pieces of worked flint, a single small sherd of Roman-British greyware of late-Medieval origin, sherds of post-Medieval pottery, modern stoneware, modern earthenware/ironware, modern sherds of pottery, 50 pieces of modern roofing tiles, 80 pieces of iron working slag, 33 sherds of bottle glass, five fragments of mammal and bird bones, and eight fragments of metal (mostly iron) (EWK31, SU 77518 66441)
- 4.12 An archaeological excavation and watching brief were undertaken on land between Arborfield and Barkham by Thames Valley Archaeological Services in 1992, c.230m northeast of the Study Site. Significant quantities of undated burnt flint and charcoal were found alongside a burnt mound, possibly of late Bronze Age origin (EWK205, SU 77349 66267).

- 4.13 A systematic fieldwalking survey was conducted by Berkshire Archaeology Research Group on a field near Inhams, Barkham c.240m east of the Study Site in 1989. The survey recorded multi-period finds as being found. These archaeological finds included spreads of sherds of both Medieval and post-Medieval pottery, and sherds of later Medieval pottery, Modern tableware and kitchenware. Burnt flint, iron working slag, brick and roof tile, five pieces of slate, window and bottle glass, and some bone and shell were also recorded as being found, with all pieces recorded as undated (MRM18391, ERM2240; SU 7778 6592).
- 4.14 An archaeological geophysical survey was carried out c.270m south of the Study Site by Museum of London Archaeology across two separate parcels of land at Arborfield Garrison in two phases between 2014 and 2015. The geophysical survey discovered a number of anomalies, although contrasting levels of modern disturbance were present, with the areas of lesser disturbance having a higher possibility for archaeological evidence (ERM1759, SU 7698 6466).
- 4.15 A systematic fieldwalking survey was conducted on a site formerly known as Buff's Pightle in Barkham c.290m northwest of the Study Site by Berkshire Field Research Group in 1989. Post-Medieval pottery, brick tile and slate are recorded as being found along with a small piece of burnt flint. The finds included 236 pieces of brick, 152 roof peg tile fragments (including 1 soft Medieval tile), window and bottle glass, 6 pieces of burnt flint, a clay pipe fragment, modern metal pieces, coal, a small lump of chalk, and a sandstone pebble. Also included were a sherd of an imported stoneware German Apollinaris bottle, and a sherd of post-Medieval Verwood ware (MRM18411, MRM18412, ERM2278, ERM2278; SU 7730 6665).
- 4.16 A systematic walking survey of land near Kiln Close c.460m north of the Study Site was conducted by Berkshire Archaeology Research Group in 1989, and recorded evidence from various periods. Recorded Medieval finds include sherds of pottery, floor tile, and pieces of soft roofing tile. Post-Medieval archaeological finds include sherds of pottery. Twenty-four sherds of Modern tableware pottery along with undated furnace lining, window and bottle glass of probable Modern origin were recorded. A single undated worked flint, likely of prehistoric origin, was also recorded, although the evidence was not more closely dated (MRM18387, MRM18388, ERM2239; SU 7750 6679).
- 4.17 A geophysical survey was arranged by CgMs Consulting on land off School Road c.480m northwest of the Study Site in 2018. The survey highlighted eight discrete areas of possible archaeological features (ERM2146, SU 7671 6693).
- 4.18 A geophysical survey was undertaken at Arborfield Garrison c.555m south of the Study Site in 2007. The survey concluded that further magnetometry would be recommended over areas of suspected anomalies of possible archaeological interest to enhance the results of the initial survey (MRM16813) (ERM1476, SU 7707 6496).
- 4.19 A geophysical survey of land at Duck's Nest Farm c.570m west of the Study Site was conducted by Sumo Survey in 2022. The survey detected various magnetic disturbances, with the most prominent of the anomalies showing the location of a possible ring ditch (MRM18668) (ERM2845, SU 7613 6629).

- 4.20 A systematic fieldwalking survey was undertaken on land near Barkham Square c.580m northeast of the Study Site by Berkshire Archaeology Research Group in 1995. No archaeological evidence is recorded as being found (ERM2277, SU 7783 6655).
- 4.21 A geophysical survey of land at Barkham Farms Solar Farm was undertaken by Magnitude Surveys in 2024 (ERM2831) c.610m east of the Study Site. The gradiometer survey showed signs of possible undated features (MRM18683), which included possible ditches and enclosures.
- 4.22 An archaeological evaluation and watching brief were undertaken at Barkham Solar Farm by Cotswold Archaeology in 2024, c.580m northeast of the Study Site. The archaeological evaluation recorded evidence of Iron Age iron working activity, with two areas of the site containing clusters of pits demonstrating evidence of metal working, ore smelting and iron smithing. Post-Medieval or Modern field boundaries and drainage ditches were also recorded (MRM18684, ERM2865; SU 7838 6609).
- 4.23 An archaeological watching brief was undertaken on land by Langley Common Road c.630m north of the Study Site by Berkshire Archaeological Services in 2006. No archaeological evidence was recorded (ERM738, SU 76910 66932).
- 4.24 A geophysical survey of land at Arborfield Garrison was undertaken by Stratascan in 2008, c.660m south of the Study Site. The survey report concluded that a number of positive linear anomalies recorded across the site were of possible archaeological origin (ERM1477, SU 77031 64855).
- 4.25 A multiphase archaeological evaluation was undertaken at Baird Road c.680m southwest of the Study Site by Thames Valley Archaeological Services in 2002. The archaeological evaluation divided the site into two separate excavations. Site A evidenced Iron Age activity, with a ring gully, two associated stake holes, a large pit/well, and a straight gully of Iron Age origin recorded. Site B recorded an Iron Age ditch and gully (MWK15721, EWK203; SU 76276 65777).
- 4.26 An archaeological evaluation was undertaken in two phases by Thames Valley Archaeological Services on land off Baird Road:
- Phase one was undertaken c.700m southwest of the Study Site and included a total of 120 trial trenches, with most devoid of archaeological evidence. Four of the trenches recorded two small ditches from the early to middle Iron Age period, and two small undated ditches or gullies. The early to middle Iron Age archaeological deposits recorded from these trenches (pottery sherds and a single struck flint) indicated the likely presence of a small settlement (MWK15617, MWK15721, EWK101; SU 76274 65642).
 - For phase two, located c. 680m southwest of the Study Site, an archaeological evaluation was undertaken by Thames Valley Archaeological Services. Two trenches were dug, recording no archaeological finds or features (EWK115, SU 76349 65897).
 - An archaeological evaluation was undertaken by Thames Valley Archaeological Services in 2002, c.680m southwest of the Study Site. Fifteen trenches were dug, of which 14 were recorded as sterile. One trench found evidence of an Iron Age Gully and evidence of a possible Iron Age round house (MWK15668, MWK15721, EWK147; SU 76332 65802).

- 4.27 A systematic fieldwalking survey was conducted on a land parcel in Barkham c.735m northeast of the Study Site by Berkshire Field Research Group in 1990. Post-Medieval pottery, brick, tile and slate were recorded as being found (MRM18446, ERM2368; SU 7795 6674).
- 4.28 An archaeological watching brief was carried out by AOC Archaeology Group at Arborfield Cross c.780m southwest of the Study Site in 2016. No archaeological evidence is recorded as being found (ERM2062, SU 7519 6675).
- 4.29 A gradiometer survey was conducted by AOC Archaeology Group at Arborfield Cross c.780m southwest of the Study Site in 2016. The survey recording no definitive anomalies of archaeological origin, with three areas of possible archaeological activity (ERM2063, SU 7518 6675).
- 4.30 An archaeological evaluation was undertaken in 2017 by AOC Archaeology Group c.780m southwest of the Study Site. This site recorded evidence of an Iron Age settlement and Medieval activity (MRM18278, MRM18279, ERM2112; SU 7518 6675).
- 4.31 An archaeological watching brief was undertaken at 14 Sheerlands Road, Arborfield c.800m southwest of the Study Site by Thames Valley Archaeological Services in 2011. A single undated gully was found, with no further archaeological evidence recorded (MRM16506, ERM1229; SU 76546 65420).
- 4.32 An archaeological evaluation and watching brief were undertaken in 2019 by Wessex Archaeology prior to the construction of the Arborfield Cross Relief Road, c.800m southwest of the Study Site. The evaluation and watching brief recorded numerous archaeological finds, including the former site of the Royal Observer Corps monitoring post, evidence of Medieval activity, evidence of a late Iron Age/Romano-British farmstead settlement, Bronze Age pottery, undated linear features and undated features (MRM18279, MRM17602, MRM18577, MRM18575, MRM18580, MRM18579, ERM2641; SU 7558 6670).
- 4.33 An archaeological evaluation was carried out by AOC Archaeology Group near Sheerlands Road, Arborfield c.820m south of the Study Site in 2000. Five trenches were dug and investigated, revealing two intercutting undated gullies close to the southeastern boundary of a possible late Iron Age or Roman settlement (WK15614, EWK108; SU 76402 65423).
- 4.34 A systematic fieldwalking survey of a field on the former Square Pightle, part of the 5th Allotment of Common Field and Nineteen Acres, was carried out by Berkshire Field Research Group in 1991, c.1.1km east of the Study Site. The survey recorded a tile and sherds of pottery from the Medieval period. Overall, 492 multi-period sherds of tile were found within the field, 28 pieces of iron slag, three pieces of slate, three pieces of clear window glass, three bottle sherds, two clay pipe fragments, and four pieces of iron (MRM18447, EWK25; SU 78275 66016).
- 4.35 An archaeological interpretation of aerial photography and historical documentation as well as fieldwalking surveys covering land across East Berkshire was undertaken by Berkshire County Council between 1984-1986. Hundreds of multiperiod archaeological finds and features were recorded resulting from the two-year investigation (ERM278, No NGR).

Arborfield Garrison Archaeological Investigations 2016 - 2021

- 4.36 A series of archaeological evaluations were carried out by the Museum of London Archaeology Service on land at the Arborfield Garrison across multiple parcels of land in 2016. Parcel AA' (ERM1837, SU 7771 6581), located c.380m south of the Study Site, was evaluated with eight trial trenches dug with no archaeological evidence being found.
- 4.37 Parcel K (ERM2024, SU7665 6549) comprised three trenches, with no archaeological evidence being recorded.
- 4.38 Parcel M (ERM2026, SU 7681 6542), located c.700m south of the Study site, comprised eight trial trenches, with no archaeological evidence being recorded.
- 4.39 Parcel O1 (ERM1889, SU 7753 6580), located c.140m east of the Study Site, comprised ten trial trenches, two of which produced no archaeological evidence. The other eight trenches contained a scattering of cut features, including post-Medieval ditches and pits (MRM18179), as follows:
- Trench 3 – This trench recorded one ditch truncated by modern services containing a single undated fragment of roof tile.
 - Trench 4 – Four ditches were recorded, with one containing yellow stock brick fragments dated of Modern origin, and another ditch found to contain additional yellow fragments and a fragment of a field drain.
 - Trench 5 – Eight ditches or ditch terminals were found, one of which contained one fragment of pinkish-red brick of Modern origin.
 - Trench 6 – Five ditches were recorded, with three of the ditches containing a field drain and brick fragments dating to the post-Medieval period.
 - Trench 7 - Five ditches were recorded, with one containing a post-Medieval / Modern field drain.
 - Trench 8 – Five ditches were recorded.
- 4.40 Parcel P (ERM2140, SU 7676 6524), located c.890m south of the Study Site, comprised ten trial trenches, with only one of the trenches producing archaeological evidence. Trench 87 contained evidence of a post-Medieval field system (MRM18292), evidenced by two parallel ditches, with one of the ditches containing post-Medieval pottery.
- 4.41 Parcels R1 and R2 (ERM1882, SU 7707 6530), located c.615m south of the Study Site, comprised 35 evaluation trenches of varying dimensions, with 23 of the trenches demonstrating modern intrusions including foundations or extensive truncations. No archaeological evidence was recorded as being found in any of the trenches.
- 4.42 Parcel SC1 (ERM1887, SU 7685 6605), located c.65m south of the Study Site, comprised 28 evaluation trenches. Seventeen of the trenches produced no archaeological evidence, with the remaining eight trenches producing Bronze Age features (MRM18170), Medieval ditches and pits (MRM 18171), and undated features (MRM18172). The trenches which contained archaeological evidence by way of cut features were:

- Trench 15 – Two shallow circular cuts of possible modern origin.
 - Trench 16 – One linear ditch running northeast to southwest with a single sherd of Medieval pottery, two sub-circular features possibly postholes or natural features, and two features interpreted as either pits or ditch termini with a single sherd of Medieval pottery recovered from each.
 - Trench 18 – Several natural features were recorded, along with two circular features and a shallow gully, with two pits recorded as containing an undated pot and Medieval pottery sherds.
 - Trench 19 – A linear ditch was recorded as containing a single sherd of probable late Bronze Age pottery.
 - Trench 20 – Several possible postholes on a shallow pit, and two linear features were investigated, with no archaeological artifacts recorded as being found. A potential pit furnace was also recorded, along with high quantities of charcoal, slag, and heat affected daub.
 - Trench 21 – Two undated postholes near a potential ditch terminus were recorded.
 - Trench 23 – One possible ditch terminus was recorded as being amongst several natural features.
 - Trench 24 – Two intercutting pits, both showing extensive burning and charcoal, were recorded, along with one pit containing an Iron Age base sherd, and another pit containing nine sherds of late 11th or 12th Century origin, including one from a cooking vessel. Another layer contained further pottery sherds, this time of possible Medieval origin.
 - Trench 25 – A single undated ditch,
 - Trench 26 – A single ephemeral feature which was identified as a possible posthole or natural feature.
- 4.43 Parcel S1 and S2 (ERM1892, SU 7751 6539), located c.680m south of the Study Site, comprised of 53 trenches. Thirty-seven of the trenches were recorded as containing no archaeological finds or features, with several of the other trenches containing archaeological evidence, including ditches (MRM18184), and pits and a post hole (MRM18185). The following trenches contained at least some archaeological evidence:
- Trench 1 – Contained one undated ditch.
 - Trench 2 – Contained an undated circular feature.
 - Trench 6 – Three ditches produced no dating evidence.
 - Trench 10 – A single undated linear ditch was recorded.
 - Trench 12 – A ditch terminus of unknown date was recorded.
 - Trench 13 – One undated aligned ditch was observed.
 - Trench 14 – Two undated linear ditches were recorded.
 - Trench 17 – Several service trench, with one possible archaeological ditch recorded.

- Trench 22 – One potential archaeological ditch was noted, although no archaeological artefacts were found.
 - Trench 23 – Two linear features and a sub-rounded cut feature were investigated. No finds or features were recorded.
 - Trench 24 – Two undated ditches were recorded.
 - Trench 26 – A single ditch produced a single piece of undated roofing tile, likely although not determined to be from the post-Medieval period.
 - Trench 27 – A single aligned ditch was recorded as being the possible continuation of the ditch in Trench 45.
 - Trench 28 – Three cut features were found to truncate each other, possibly serving as a singular purpose, and a possible Modern linear ditch, were recorded.
 - Trench 30 – A single undated ditch was observed, possibly an archaeological ditch terminus or modern ditch connected to a land drain.
 - Trench 34 – Contained a single undated ditch.
 - Trench 42 – A single ditch containing one piece of Medieval roof tile was recorded.
 - Trench 45 – Contained two undated ditches.
 - Trench 47 – A small pit with a few pieces of slag was recorded, with a further wide ditch observed. The ditch was filled with a post-Medieval brick and tile fragment, which was determined to be either a curved pantile or the bottom of a Roman imbrex.
 - Trench 49 – A two-metre-wide boundary ditch was observed from Trench 47, with a sherd of 17th or 18th Century pottery found within its lower fill.
 - Trench 52 – The broad boundary ditch recorded in Trenches 47 and 49 continued in this trench, with a second shallower ditch found running parallel. A third ditch was also noted. A possible post hole with no finds and a large oval feature containing a considerable amount of slag and furnace bottoms, were also recorded.
 - Trench 57 – Contained a single undated aligned ditch.
- 4.44 Parcel T (ERM1872, ERM1885; SU 7681 6570), located c.50m-540m east of the Study Site, was subject to 54 trial trenches dug, with eight producing archaeological evidence. It was concluded that Iron Age and post-Medieval archaeology evidence could potentially remain within the site (MRM17685, MRM17686, MRM17687, MRM17688). This archaeological evidence included:
- Trench 12 - Two linear ditches running approximately east to west,
 - Trench 34 - One linear ditch running parallel to Trench 34,
 - Trench 35 - One linear feature running northeast to northwest (possibly post-Medieval),
 - Trench 36 - A single ditch running approximately northeast to southwest,

- Trench 41 – A single linear feature (and two modern land drains),
 - Trench 47 (expanded to Trench 49) - A small section of a curved ditch, which was then discovered to be a ring ditch indicating an Iron Age roundhouse or small enclosure (MRM17685),
 - Trench 51 - A single undated linear feature,
 - Trench 53 - Two possible ditch terminals or pits.
- 4.45 Parcels U1 and U2 (ERM1926, SU 7716 6581), located c.175m south of the Study Site, comprised of eleven ditches, all of which produced no archaeological evidence, possibly destroyed and/or truncated during the construction of the modern building.
- 4.46 Parcel V1 (ERM1930, SU 7732 6602), located immediately inside and outside of the Study Site's southeastern boundary, comprised 16 trial trenches. Fourteen of the trenches recorded no archaeological evidence, with the other two containing archaeological features showing evidence of Roman activity (MRM18214), as well as undated ditches (MRM18215). The archaeological finds were recorded as follows:
- Trench 5 – Contained three ditches and a possible ditch terminus. The first ditch was recorded as a shallow undated ditch containing no archaeological evidence. The second ditch was truncated by a third, with the third ditch containing a ceramic land drain likely of post-Medieval origin.
 - Trench 9 – A narrow gully was found to contain a piece of partially burnt brickearth on uncertain date. A second, wider ditch was found to contain a large assemblage of Roman pottery, mainly consisting of domestic ware dating to the pre/early Flavian period.
- 4.47 Parcel V2 (ERM1931, SU 7700 6604), located immediately outside of the Study Site's southern boundary, comprised 40 trenches, with only six of the 40 showing evidence of any archaeological value. The six trenches that were found to contain archaeological evidence contained late-Medieval or early post-Medieval features (MRM18217), Medieval working (MRM18218), and a Prehistoric ditch (MRM18219). These were recorded as follows:
- Trench 3 – Two potential post holes were recorded as found.
 - Trench 4 – A slightly squared post hole and a possible pit containing fragments of mortar and a post-Medieval peg roofing tile were recorded as being found.
 - Trench 8 – Contained a single undated ditch.
 - Trench 24 – Contained a single undated ditch.
 - Trench 27 – An undated post hole near to a ditch was recorded, along with a range of archaeological finds which included pottery, daub, slag, and metal working waste. The pottery sherds were dated to between the late Bronze Age and late Iron Age, with their mixed appearance showing possibly evidence of backfilling during the late Iron Age / early Roman period. An additional pit was found to contain a large quantity of slag and a single sherd of Medieval pottery.
 - Trench 36 – An undated ditch was recorded.

- 4.48 Parcel X (ERM1884, SU 7673 6610), located c.90m south of the Study Site, was formed of six evaluation trenches, with three of the trenches showing archaeological evidence (MRM17698):
- Trench 1 – A single ditch running northwest-southwest
 - Trench 2 – A truncated ditch filled with an organic material suggestive of post-Medieval, if not Medieval, origin,
 - Trench 5 – A single isolated undated post hole containing no artefacts
- 4.49 Parcel Y (ERM1932, SU 7685 6628), located immediately inside and outside of the Study Site's southwestern boundary, comprised nine trenches, with only one producing archaeological evidence by way of a single Roman post hole (MRM18203) which was found to contain two sherds of pottery dating to the Bronze Age and Roman periods. It was noted that dating was ambiguous due to the varying dated period.
- 4.50 Parcel V1 (ERM2500, SU 7730 6596) was later reevaluated in 2021 as part of a new phase of development on Arborfield Garrison and was conducted by the Museum of London Archaeology Service. The evaluation recorded evidence of Roman activity (MRM18214), which included a ditch containing an abundance of Roman pottery sherds, further undated pottery sherds, animal bones, an undated possible working flint, and undated redbrick walls and road foundations (probably Modern).
- 4.51 Parcel O2 (ERM2729, SU 7739 6550) of the Arborfield Garrison development, located c.600m south of the Study Site, underwent archaeological evaluation in 2020, conducted by the Museum of London Archaeological Services. The evaluation comprised 32 evaluation trenches, of which 29 contained no archaeological evidence. The three positive trenches contained evidence of an undated ditch (MRM18624).
- 4.52 Parcel N (ERM2182, SU 7704 6536) of the Arborfield Garrison development, located c.620m south of the Study Site, was undertaken later than the previous investigations in 2018 by the Museum of London Archaeology Service. This investigation comprised 19 trial trenches, with five of the trenches containing features of archaeological origin, including evidence of post-Medieval agricultural activity (MRM18363). The trenches that contained archaeological evidence were:
- Trench 12 – Contained several linear features, with gullies laying parallel to the trench forming a U-shape. Two of the gullies contained fragments of post-Medieval ceramic material.
 - Trench 14 – Contained a curved feature, considered to possibly be a ditch, with part of the trench containing ceramic field drain.
 - Trench 15 – Contained three gullies.
 - Trench 17 – Contained a shallow gully.
 - Trench 18 – Contained a single gully with the presence of burnt material recorded.

Undated

- 4.53 An undated ditch is recorded c.45 south of the Study Site (MRM18215, SU 7729 6601).
- 4.54 A number of undated features comprising a possible ditch, furnace, and post hole, are recorded c.65 south of the Study Site (MRM18172, SU 76861 66083).
- 4.55 A possible undated field system including a ditch and a post hole are recorded c.90m south of the Study Site (MRM17698, SU 7671 6617).
- 4.56 An undated ditch and pit are recorded c.150m south of the Study site (MRM18573, SU 7716 6592).
- 4.57 An undated ditch and post hole are recorded c.200m south of the Study Site. Fragments of undated oolitic limestone and Reigate stone are also recorded as being found (MRM18217, SU 7694 6593).
- 4.58 Numerous undated pieces of archaeological evidence including burnt flint, slag, brick, roof tile, window glass, bottle glass and general rubble are recorded as being found c.240m east of the Study Site (MRM18391, SU 7778 6592).
- 4.59 An undated ditch is recorded c.380m southeast of the Study Site (MRM18624, SU 7746 6563).
- 4.60 Possible undated anomalies including a possible ditch and trackway are recorded c.480m south of the Study Site (MRM17637, SU 76797 65683).
- 4.61 An undated pit, comprising ephemeral circular and sub-circular features are recorded c.500m east of the Study Site (MRM18167, SU 77812 65694).
- 4.62 An undated linear ditch is recorded c.500m east of the Study Site (MRM18168, SU 77821 65710).
- 4.63 Two undated pits containing one sherd of undated pottery is recorded c.540m east of the Study Site (MRM17686, SU 7782 6570).
- 4.64 Three undated ditches are recorded c.540m east of the Study Site (MRM17687, SU 7776 6570).
- 4.65 Possible undated anomalies including earthwork, a linear feature and a pit are recorded c.555 south of the Study Site (MRM16813, SU 77031 64891).
- 4.66 An undated field boundary is recorded c.600m southwest of the Study Site (MRM18579, SU 7629 6599).
- 4.67 An undated ring ditch possibly of the Bronze or Iron Age is recorded c.600m west of the Study Site (MRM18668, SU 7622 6646).
- 4.68 Undated brick, bottle glass, window glass, slag, and a piece of roof slate are recorded c.620m east of the Study Site (MRM18448, SU 7817 6602).
- 4.69 An undated curvilinear enclosure and ditch is recorded c.635m east of the Study Site (MRM18683, SU 7837 6589).
- 4.70 Three undated pits containing slag are recorded c.680m south of the Study Site (MRM18185, SU 77694 65686).

- 4.71 A series of undated linear ditches are recorded c.680m south of the Study Site (MRM18184, SU 77566 65535).
- 4.72 An undated gully is recorded c.800m southwest of the Study Site (MRM16506, SU 7654 6541).

Prehistoric (Palaeolithic, Mesolithic, Neolithic, Bronze Age, and Iron Age)

Early Prehistoric

- 4.73 There are no records available of archaeological evidence relating to the Palaeolithic, Mesolithic or Neolithic periods being found within the Study Area.
- 4.74 A small Prehistoric flint spall and six pieces of burnt flint was recorded as being found c.280-520m northeast of the Study Site (MRM18412, SU 7728 6665).
- 4.75 A single Prehistoric flint flake is recorded as being found c.820m southwest of the Study Site (MKW15614, SU 76281 65780).
- 4.76 The Study Site is considered to have low potential for archaeological evidence relating to any early Prehistoric period. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the early Prehistoric period is negligible.

Bronze Age

- 4.77 A sherd of pottery dated to the Bronze Age is recorded as being found c.50m south of the Study Site (MRM18203, SU 7678 6624).
- 4.78 A late Bronze Age to Iron Age ditch containing multi-period pottery sherds, ranging from the late Bronze Age to the Roman period, is recorded as being found c.130m south of the Study Site (MRM18219, SU 7725 6593).
- 4.79 A number of Bronze Age cut features, including a pit, a ditch and a gully, are recorded c.150m south of the Study Site. Three Prehistoric sherds of pottery dated to the Deverel Rimbury period of the Middle to Late Bronze Age transition, with another sherd of Late Bronze Age pottery, are also recorded as being found (MRM18170, SU 7688 6605).
- 4.80 A Bronze Age burnt mound, including a vessel, four flakes, one flint core is recorded as being found c.320m northeast of the Study Site (MWK7238, SU 77676 66280).
- 4.81 The Study Site is considered to have a low-moderate potential for archaeological evidence relating to the Bronze Age. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the Bronze Age period is negligible.

Iron Age

- 4.82 Two ditches dating to the Iron Age are recorded c.100m-240m north of the Study Site. A large quantity of late Iron Age pottery is also recorded as being found (MRM18454, SU 7720 6645).

- 4.83 An Iron Age ring ditch containing 94 sherds of mid to late Iron Age pottery, several fragments of slag, and furnace lining, is recorded c.500m southeast of the Study Site (MRM17685, SU 77824 65703).
- 4.84 An Iron Age gold coin is recorded as being found c.510m east of the Study Site (MWK8592, SU78 66).
- 4.85 The remains of an Iron Age settlement including remains of a ditch, post hole, rectilinear enclosure are recorded c.690m west of the Study Site. Charcoal flecked deposits, a number of abraded pottery sherds, fragments of a loom weight, and a small quantity of slag were also recorded as being found (MRM18278, SU 7579 6634).
- 4.86 An early to mid-Iron Age ditch containing 53 sherds of Iron Age pottery and a badly preserved bone, and a possible Iron Age occupation site by way of gullies and linear feature is recorded c.700m southwest of the Study Site. (MWK15617, SU 76290 65762).
- 4.87 A possible Iron Age gully including 25 fragments of iron slag and a burnt flint are recorded as being found c.700m southwest of the Study Site (MWK15668, SU 76314 65780).
- 4.88 An Iron Age farmstead, represented by a ring gully, a large pit or well, and two possible Iron Age gullies, are recorded c.700m southwest of the Study Site. 393 sherds of early to mid-Iron Age sherds of pottery are also recorded as being found (MWK15721, SU 76314 65780).
- 4.89 Two possible late Iron Age to Roman gullies are recorded c.830m southwest of the Study Site (MKW15614, SU 76281 65780).
- 4.90 The Study Site is therefore considered to have a low-moderate potential for archaeological evidence relating to the Iron Age. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the Iron Age period is negligible.

Roman

- 4.91 A Roman post hole containing a sherd of Roman pottery is recorded c.75m southwest of the Study Site (MRM18203, SU7678 6624).
- 4.92 A ditch and pit, both dated to the Roman period, are recorded c.90m south of the Study Site. A large assemblage of Roman pottery is also recorded as being found (MRM18214, SU 7731 6597).
- 4.93 Two sherds of Roman pottery are recorded as being found c.120 northeast of the Study Site (MWK15493, SU 77052 66464).
- 4.94 A single sherd of Roman pottery is recorded as being found c.370m north of the Study Site (MWK15492, SU 7739 6647).
- 4.95 Two sherds of Roman pottery are recorded as being found c.420m south of the Study Site (MRM18214, SU 7731 6597).
- 4.96 The Study Site is considered to have a moderate potential for containing any archaeological evidence relating to the Roman period. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the Roman period is negligible.

Anglo-Saxon/Early Medieval

- 4.97 A single sherd of Anglo-Saxon pottery is recorded as being found c. 100m-240m north of the Study Site (MRM18454, SU 7720 6645).
- 4.98 The Study Site is considered to have a low-moderate archaeological potential for evidence relating to the Anglo-Saxon/Early Medieval period. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the Anglo-Saxon/Early Medieval period is negligible.

Medieval

- 4.99 Five sherds of Medieval pottery are recorded as being found c.125m-435m north of the Study Site (MRM18454, SU 7720 6645).
- 4.100 A Medieval pit containing slag is recorded c.135m south of the Study Site (MRM18218, SU 7725 6593).
- 4.101 A Medieval ditch and post hole are recorded c.200m south of the Study Site. A Medieval to post-Medieval roof peg and brick are also recorded as being found (MRM18217, SU 7694 6593).
- 4.102 Numerous sherds of Medieval to post-Medieval pottery as well as 120 pieces of early Medieval tile are recorded as being found c.240 east of the Study Site. (MRM18391, SU 7778 6592).
- 4.103 Sherds of Medieval pottery, possibly intrusive on a Bronze Age site, were recorded as being found c.250m south of the Study Site (MRM18170, SU 7688 6605).
- 4.104 Several Medieval ditches and pits are recorded c.250m south of the Study Site. Numerous sherds of Medieval pottery are also recorded as being found (MRM18171, SU 7682 6606).
- 4.105 A scheduled Medieval moat containing a ditch and likely buried remains of former structures and organic deposits is recorded c.420m south of the Study Site (MWK1329, SU 76940 65750).
- 4.106 Two sherds of Medieval pottery and a small assemblage of soft Medieval roof tiles are recorded as being found c.490m-725m northeast of the Study Site (MRM18387, SU 7750 6681).
- 4.107 Two pits and two ditches dated to the Medieval period, and a sherd of Medieval pottery, are recorded c.510m southeast of the Study Site (MRM18169, SU 7782 6570).
- 4.108 A single possible Medieval sherd is recorded as being found c.515m southeast of the Study Site (MRM17688, SU 7778 6580).
- 4.109 Three Medieval sherds and a peg tile are recorded as being found c.590m east of the Study Site (MRM18447, SU 7817 6602).
- 4.110 A piece of Medieval to post-Medieval roof tile is recorded as being found c.620m east of the Study Site (MRM18448, SU 7817 6602).
- 4.111 Parkland features indicating a possible Medieval to post-Medieval Deer Park are recorded c.870m-1.5km northeast of the Study Site (MRM18183, SU 77975 67300).

- 4.112 The Study Site is likely to have been under agricultural use since at least the Medieval period and probably for a considerable period before then. It is considered that the Study Site has a moderate potential for containing any archaeological evidence relating to the Medieval period. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the Medieval period is negligible.

Post-Medieval and Modern (Including Map Regression Exercise)

- 4.113 A series of post-Medieval ditches and two post-Medieval pits are recorded c.185m southeast of the Study Site. A small quantity of post-Medieval brick is also recorded as being found (MRM18179, SU 7753 6577).
- 4.114 A small quantity of post-Medieval to late 20th Century pottery sherds are recorded as being found c.140-350m east of the Study Site (MRM18391, SU 7778 6592).
- 4.115 A post-Medieval pit is recorded c.200m south of the Study Site. A post-Medieval roof peg is also recorded as being found (MRM18217, SU 7694 6593).
- 4.116 A set of post-Medieval ditches containing six sherds of pottery, a small piece of red ceramic material (possible roof tile) are recorded c.290m-500m east of the Study Site (MRM17688, SU 7778 6580).
- 4.117 26 sherds of glazed body red sandy ware pottery are recorded as being found c.360-460m northeast of the Study Site (MRM18411, SU 7729 6666).
- 4.118 A small quantity of 20th Century pottery sherds are recorded as being found c.360-460m northeast of the Study Site (MRM18411, SU 7729 6666).
- 4.119 An assemblage of post-Medieval pottery is recorded as being found c.550-750m northeast of the Study Site (MRM18388, SU 7751 6679).
- 4.120 Several gullies and a pit dated to the post-Medieval period are recorded c.615m south of the Study Site (MRM18363, SU 7709 6536).
- 4.121 A piece of post-Medieval clay pipe and a sherd of Medieval pottery are recorded as being found c.620m east of the Study Site (MRM18448, SU 7817 6602).
- 4.122 A sherd of 20th Century pottery is recorded as being found c.620m east of the Study Site (MRM18448, SU 7817 6602).
- 4.123 Two sherds of borderware pottery, unglazed redware and slipware, two sherds of unglazed redware, all from the post-Medieval period, are recorded as being found c.870m northeast of the Study Site (MRM18446, SU 7794 6673).
- 4.124 The Study Site is considered to have a moderate potential for any form of post-Medieval or Modern archaeological evidence, including Modern deposits relating to the present industrial/commercial use of the Study Site. However, due to past post-depositional impacts, the archaeological potential for evidence relating to the post-Medieval and Modern periods is negligible.

Map Regression Exercise

- 4.125 When assessing the post-Medieval period onwards, cartographic sources are useful in understanding the historic land use of the Study Site and any past phases of built development within it.
- 4.126 The 1595 Map of Estates at Windsor Berkshire (Figure 3) shows the parish of Arborfield located within the southwestern section of Bearewood, a wooded area of the wider Windsor Forest. Such maps were created in order to illustrate the extent of Crown land and forest rights within a certain area. The 1595 Map of Estates illustrates the Royal Forest and lands surrounding Windsor Castle at the turn of the Century. The map was surveyed and documented by Cartographer John Norden as part of his works *Honour of Windsor*. Arborfield is marked on the map by the image of a building, a symbol used by Norden to indicate a village or town, often as a manorial estate. In the case of Arborfield, Arborfield Manor was the focal point of the village along with the Church of St Bartholemew, which was possibly the church used as Arborfield's symbol on the map. To the north of Arborfield is the parish of Sinsham (modern day Shinfield), with the parish of Barkham to Arborfield's east. The landscape and layout of Arborfield and its surroundings is further explored within John Norden's 1607 Map of Forests around Berkshire (Figure 4), where the settlement of Arborfield is shown to be a small agricultural village with only a few built structures accompanying St Bartholomew's Church.
- 4.127 The 1761 Roque Map (Figure 5) is a section of John Roque's 1761 survey of Berkshire. The Study Site is shown to be located within a largely rural environment, surrounded by agricultural fields and common grounds following the mass deforestation of Windsor Forest during the 17th Century. The Study Site is largely located within its own enclosure, largely occupied by Langleycommon Farm and its associated farmstead.
- 4.128 The 1806 Ordnance Survey Drawing (Figure 6) shows the Study Site and its surrounding area in more detail, although there are no notable changes since the previous map. The landscape of the area remains predominantly and almost entirely rural, with a few single farmstead settlements making up the main built development of the area.
- 4.129 The 1839 Berkshire Tithe Map (Figure 7) shows the allocation of Tithe apportionment enclosures for Barkham Parish, including the fields associated with the Study Site. The Study Site is shown to cover several arable and pastoral fields, most of which form part of Langleycommon Farm. The details from the Tithe Apportionments for the Study Site are as follows:

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
93	John Levison Gower	John Levison Gower	Kitchen Coppice	-
131	Henry Elliss St John	James Elliott	Great Ground	Arable
140	John Levison Gower	Joseph Spencer	Coppice Meadow	Pasture
141	John Levison Gower	Joseph Spencer	Great Ten Acres	Arable
142	John Levison Gower	Joseph Spencer	Three Acres	Arable
143	John Levison Gower	Joseph Spencer	Great Ground	Arable
144	John Levison Gower	Joseph Spencer	Five Acres	Arable
145	John Levison Gower	Joseph Spencer	Leg Of Mutton	Pasture
146	John Levison Gower	Joseph Spencer	Four Acres	Arable
147	John Levison Gower	Joseph Spencer	Seven Acres	Arable
149	John Levison Gower	Joseph Spencer	Meadow (Pond)	Pasture
150	John Levison Gower	Joseph Spencer	Paddock	Pasture
151	John Levison Gower	Joseph Spencer	House Yards &c	Pasture
155	John Marshall	Mrs Marshall	Langley Close	Arable
156	John Marshall	Mrs Marshall	Cottage Piddle	Arable
157	John Marshall	Edward Tanner	Cottage & Garden	-
160	John Levison Gower	Joseph Spencer	24th Allott Common	Waste Pond

4.130 The 1898 Ordnance Survey (OS) Map (Figure 8) shows little change within the Study Site, although the buildings are illustrated in more detail than the Tithe Map. The Site remains as Langleycommon Farm, along with its associated agricultural and pastoral fields as documented within the Tithe apportionments. An area of woodland to the east of the Study Site remains as one of the last wooded areas that once formed the Windsor Forest prior to its deforestation during the 17th Century. A small cluster of buildings are indicated northeast of Langleycommon Farm, with Handpost Farm located further northeast, near to the junction of Langley Common Road and School Road. The school after which the road is named is located towards the western end of School Road, near to the village of Arborfield Cross, which had experienced an increase in the number of buildings constructed to the south of the village. A further two farms are located south of Arborfield Cross, to the west of the Site, along Eversley Road, namely Targets Farm and Ducksnest Farm. A brick kiln is located immediately south of Ducksnest Farm. The public house Bramshill Hunt is located immediately southeast of the major crossroad of Langleycommon Road, Everlsey Road, and a third unnamed road (now referred to

as Bramshill Close), which leads south towards Whitehall Farm and Biggs Farm. Old Biggs's Farm and nearby Ellis' Farm are located south of the Study Site.

- 4.131 The 1910 OS Map (Figure 9) shows no notable change to the Study Site or Langleycommon Farm besides the addition of a small building on land immediately south of the farmstead. A small building which had been constructed separate to Langleycommon Farm southwest along Langley Common Road is no longer present, although the boundaries of the enclosure in which the structure was located remain unaltered. A Keeper's Cottage has been constructed at to the northwest of Kidgem Copse to provide residence for the Game Keeper or Estate Keeper of the woodland. Both Bigg's Farm and Old Bigg's Farm have experienced alterations following their acquisition by the Armed Forces in 1904. None of the new buildings constructed immediately next to Bigg's Farm are indicated regarding their use, however, a moat is indicated at Old Bigg's Farm.
- 4.132 The 1932 OS Map (Figure 10) shows a wide range of alterations to the Arborfield landscape south of the Study Site following the construction of the Arborfield Remount Depot at Bigg's Farm and Old Bigg's Farm. Langleycommon Farm layout has altered slightly with the construction of Langley Sick Lines, a military building used for equestrian rehabilitation and quarantine. Arborfield Remount Depot has expanded to cover numerous fields between Bigg's Farm and Old Bigg's Farm, with further buildings, most notably stables and two small sewage works (indicated as 'tank' and 'filter beds', constructed on farmland north of Old Bigg's Farm. Moat House is now indicated on the map, which housed the commanding officer for the Arborfield Remount Depot. To the west of the Study Site, a small number of properties have been constructed to the north and south of Eversley Road and Langley Common Road junction, south of Ducknest Farm.
- 4.133 The 1960-1961 OS Map (Figure 11) shows a more built-up environment to the south and southeast of the Study Site. In 1937, the Arborfield Remount Depot was closed as an equestrian specific facility and repurposed to Arborfield Garrison to accommodate the expansion of the British Armed Forces presence within Arborfield. By the time of the transition, the Arborfield Remount Depot had expanded to cover c.500 acres of former farmland, incorporating the fields and farm buildings into the military base. This included land within the Study Site, with the northern section of Arborfield Garrison reaching close to the border of the Langleycommon Farm's southern fields by the time of the 1960-61 OS Map. Residential properties had also experienced an increase in construction, with the northwestern side of Langley Common Road experiencing development by the way of detached buildings and associated gardens, including immediately west of the Study Site. Arborfield Cross had also experienced built development within the eastern section of the village with the construction of a small housing complex. The eastern section of School Road also experienced development, with singular detached houses lining the northern side of the Road between Langleypond Farm and Handpost Farm.
- 4.134 The 1969 OS Map (Figure 12) shows the result of Arborfield Garrison's rapid expansion during the 1960's, with the Study Site now forming the northernmost section of the military base. Langleycommon Farm has been completely removed, with the farm's former farmstead and arable fields redeveloped to accommodate additional military structures, including an associated water tower. The School of Electronic Engineering is shown to be located south of the Study Site within the northern section of the

military base. Further non-military built developments have taken place immediately west of the Study Site, with a Mushroom Farm now located on the opposing side of Langley Common Road. Arborfield Cross is shown to have experienced urban expansion, with new housing developments located south and southwest of the village's historical core.

- 4.135 The 1988 OS Map (Figure 13) shows the landscape surrounding the Study Site resembling a mixture of urban sprawl to the Study Site's south, southeast, and southwest, with semi-rural and rural-agricultural elements remaining to the Study Site's east and west. The greenspace separating Arborfield Cross and Arborfield Garrison remains despite Arborfield Cross' continued urban expansion south. A caravan site and depot have been constructed immediately west of the Study Site. The Study Site itself has experienced further built development, with a playing field and tennis courts constructed in its southeastern section. The field immediately south of the playing fields has been developed with a new building complex constructed in its place.
- 4.136 The Aerial Photographs of 2003 (Figure 14) through to 2025 (Figure 18) show the gradual closure and subsequent redevelopment of Arborfield Garrison from military base to a mass multi-phase housing development. 2003 (Figure 14) shows Arborfield Garrison during its peak operation, prior to its closure as a military base in 2015. Following Arborfield Garrison's closure, the land was gradually sold off to private developers in order to increase the amount of residential housing available within Arborfield. The 2017 Aerial Photograph (Figure 15) shows the early stages of the redevelopment process southeast of the Study Site with the construction of a small residential development. By this point, the buildings located within the Study Site had been allowed to operate under a temporary planning permission as a Film Studio. The Aerial Photographs 2018 and 2019 (Figure 16 and Figure 17) show much of the redevelopment of Arborfield Garrison underway, with the former School of Electrical Engineers demolished along with a number of other former military buildings in order to make way for the new residential buildings. By 2025 (Figure 18), only the northern section of the former barracks remains, besides a few retained buildings located within the developments to the south of the Study Site.

Assessment of Significance (Designated Assets)

- 4.137 The Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.138 The Study Site is located c.450m north of the Moated Site North of the Moat House Scheduled Monument (NHLE Ref. 1009886). It is considered that the proposed development will have no impact on the significance of the Scheduled Monument, or the ability to appreciate that significance. The intervening distance and visual and experiential barriers, such as hedgerows and treelines preclude the proposed development from having the potential to alter the present way in which this designated archaeological asset is understood and appreciated within its setting.
- 4.139 No designated archaeological assets are located within the Study Site nor within the Study Area. No designated archaeological assets have been identified as being relevant to this assessment.

Assessment of Significance (Non-Designated Assets)

4.140 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Early Prehistoric (Palaeolithic, Mesolithic, Neolithic)	Negligible	Low (Local)
Bronze Age	Negligible	Low (Local)
Iron Age	Negligible	Low (Local)
Roman	Negligible	Low (Local)
Anglo-Saxon/Early Medieval	Negligible	Low (Local)
Medieval	Negligible	Low (Local)
Post Medieval	Negligible	Low (Local)

5 Site Conditions, The Proposed Development & Review of Potential Development Impacts on Archaeological Heritage Assets

Site Conditions

- 5.1 The Study Site comprises mostly buildings used as recording studios, with offices and car parks located throughout the Study Site, serviced by one main service road running east to west through the Study Site.
- 5.2 The Site is a linear parcel of land bounded by Langley Common Road to the northwest and fields (also allocated for housing in the emerging Local Plan) to the north. To the south and east lie existing residential neighbourhoods and Farley Hill Primary School to the south, within the Arborfield Garrison SDL. The Site forms the northern extent of Arborfield Green, an existing development site of around 167 hectares, which forms part of the wider Arborfield Garrison Strategic Development Location (SDL). This SDL is allocated within Wokingham Borough Council's adopted Core Strategy (2010) and also benefits from an emerging allocation in the Council's emerging Local Plan.
- 5.3 The Site was originally used in 1904 as part of a Remount Depot in Arborfield Garrison, supplying the military with horses for operational use. After the closure of the Depot, the Garrison became home to a number of army technical schools. With the turn of the century, the Arborfield Garrison was deemed by the MoD as surplus to requirements and in 2015, planning permission was granted for 2,000 new homes (ref O/2014/2280).
- 5.4 The Study Site has undergone phases of modern built development, and the vast majority of the Study Site's area lies within the footprint of existing or past buildings or has been subject to levelling for the laying of roads and hardstanding. The Study Site is considered to have undergone a severe, cumulative and widespread below ground impact that is likely to have destroyed or removed all archaeological evidence within it.

Proposed Development

- 5.5 The Study Site is proposed for a hybrid planning application (Plate 3), comprising:
- Full planning application for the demolition of existing buildings and construction of new homes, together with creation of accesses, parking, green infrastructure (including landscaping, public open space, play areas), associated drainage, roads, substations, plant, bin and cycle storage and other related infrastructure works.
 - Outline planning application (all matters reserved except for access) for the construction of up to 2 new homes including through the retention (of whole or part) and conversion of the existing Langley Common Farmhouse.



Plate 4: Proposed Development Plan

Review of Potential Development Impacts on Designated Archaeological Assets

- 5.6 The Study Site is located c.450m north of the Moated Site North of the Moat House Scheduled Monument (NHLE Ref. 1009886).
- 5.7 Due to the Scheduled Monument's location in relation to the Study Site, it is considered that the proposed development will have no impact of the significance of the Scheduled Monument, or the ability to appreciate that significance. The intervening distance and visual and experiential barriers such as hedgerows and treelines preclude the proposed development from having the potential to alter the present way in which this designated archaeological asset is understood and appreciated within its setting.
- 5.8 In terms of designated archaeological assets, no World Heritage Sites, Historic Battlefields or Protected Wrecks are located within a 1km radius of the Study Site and none have been identified as being relevant to this assessment.

Review of Potential Development Impacts on Non-Designated Archaeological Assets

- 5.9 The Study Site has undergone severe and cumulative below ground impacts as a result of past phases of modern built development. Due to the extent and severity of past below ground impacts, it is considered highly unlikely that any form of archaeological evidence now survives within the Study Site.

6 Summary & Conclusions

- 6.1 Land at Former Arborfield Studios (Parcels W, Y, and Z), Arborfield has been assessed for its below ground archaeological potential.
- 6.2 The Study Site is currently being used under temporary planning permission as a Film Studio. During the mid-20th Century, the Site became part of the Arborfield Garrison (Figure 11) with the Site used as part of the Army Remount Service. The military buildings were later demolished during the construction of The School of Electronic Engineering (Figure 12), buildings which were returned to military use in 1995 when the college was reacquired by the military for use as an engineer training facility. The facility was subsequently renamed as the Defence College of Aeronautical Engineering in 2004, and then the School of Army Aeronautical Engineering, before Arborfield Garrison closed permanently in 2015.
- 6.3 No World Heritage Sites, Registered Battlefields, or Protected Wrecks are situated within the Study Area.
- 6.4 The Study Site is located c.450m north of the Moated Site North of the Moat House Scheduled Monument (NHLE Ref. 1009886). It is considered that the proposed development will have no impact on the significance of the Scheduled Monument, or the ability to appreciate that significance. The intervening distance and visual and experiential barriers, such as hedge rows and treelines preclude the proposed development from having the potential to alter the present way in which this designated archaeological asset is understood and appreciated within its setting.
- 6.5 The Study Site is considered likely to have a negligible archaeological potential for all periods of human history due to the severe impact of past post-depositional impacts as a result of development and demolition since deposition, which in this case comprises the construction of previous and existing buildings, in particular former Arborfield Studio buildings. No further archaeological mitigation works are recommended.
- 6.6 Should further archaeological mitigation works be required as part of the planning process, it is recommended that this would form a limited scheme of archaeological trial trench evaluation, secured by condition, focussed on the limited green lawned spaces adjacent to Isaac Newton Road, where the borehole survey and previous proximate archaeological works indicate the archaeological horizon may survive. Should archaeological potential be confirmed in this initial phase, further trenching may be required in the car park to the east and the yard spaces to the west. The rest of the Study Site is considered to have no archaeological potential.

General

British Library

Berkshire Historic Environment Record

Wilson Bailey Partnership

Internet

British Geological Survey – <http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

British History Online – <http://www.british-history.ac.uk/>

Domesday Online – <http://www.domesdaybook.co.uk/>

Historic England: The National Heritage List for England <http://www.historicengland.org.uk/listing/the-list/>

[National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2) – <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Bibliographic

Ancient Monuments and Archaeological Areas Act 1979, (amended by the National Heritage Act 1983 & 2002, updated in April 2014)

Chartered Institute for Archaeologists, 2021, Code of conduct: professional ethics in archaeology

Chartered Institute for Archaeologists, Standard & Guidance for historic environment desk based assessment 2014, updated 2020.

Department for Digital, Culture, Media & Sport, 2013, Scheduled Monuments & nationally important but non-scheduled monuments

Historic England *Archaeological Priority Area Guidelines* July 2016 unpublished document

Historic England (formerly English Heritage), Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment 2008 (new draft 2017)

Historic England, Historic Environment Good Practice Advice in Planning: 1 The Historic Environment in Local Plans July 2015 unpublished document

Historic England, Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England, Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

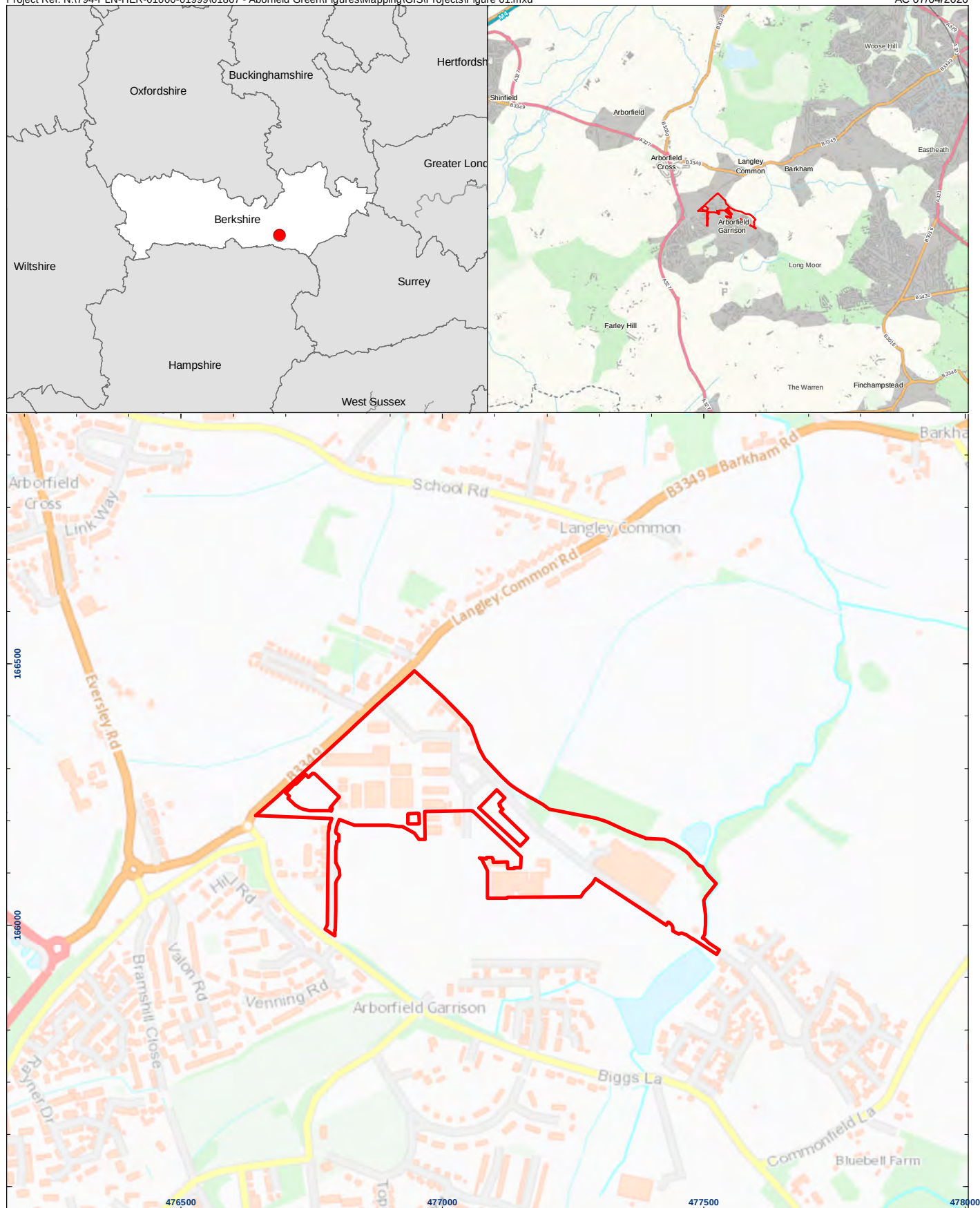
Historic England, 2015, Management of Research Projects in the Historic Environment: The MoRPHE Project Managers' Guide

Ministry of Housing, Communities & Local Government, December 2024, National Planning Policy Framework

Ministry of Housing, Communities & Local Government Planning practice guidance, 2019, Historic environment

HER-01867 | Former Arborfield Studios (Parcels W, Y and Z), Arborfield Green 21 August 2026

Figures



Site Boundary



0 100 200m
Scale at A4: 1:10,000



TETRA TECH

Figure 1

Site Location

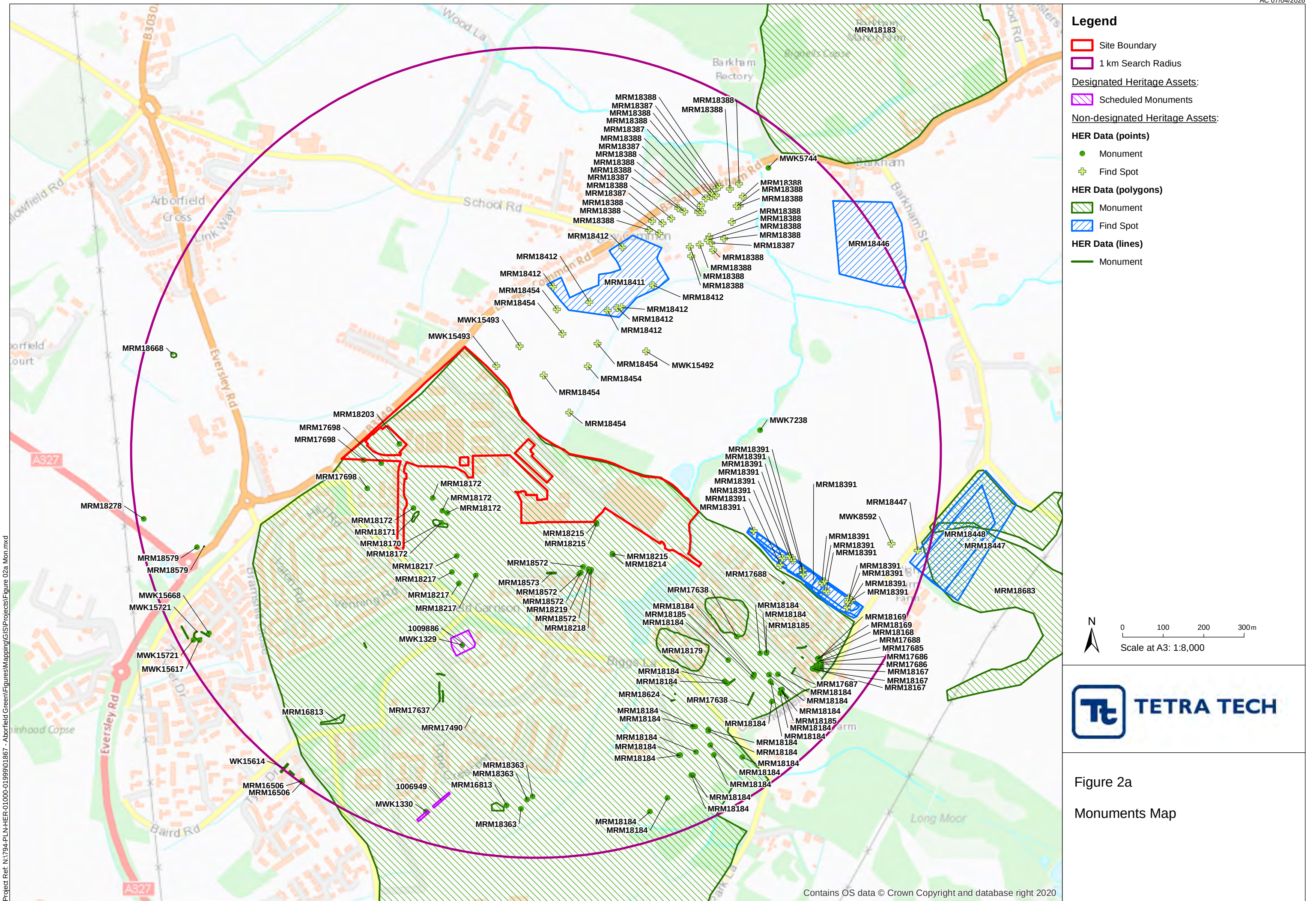
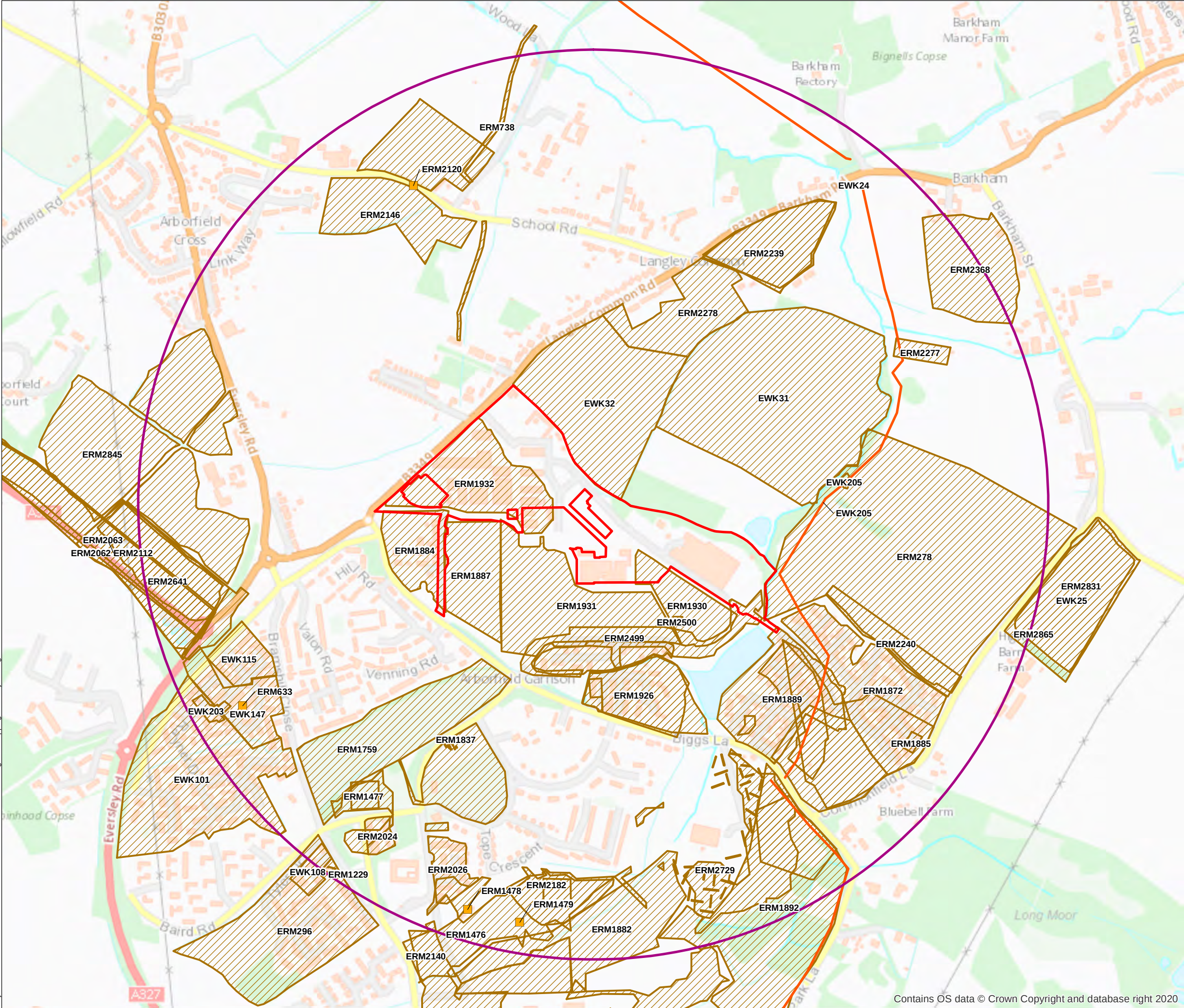


Figure 2a

Monuments Map



Legend

- Site Boundary
- 1 km Search Radius
- Previous Archaeological Work:
 - HER Events (points)
 - HER Events (polygons)
 - HER Events (lines)



0 100 200 300m
Scale at A3: 1:8,000



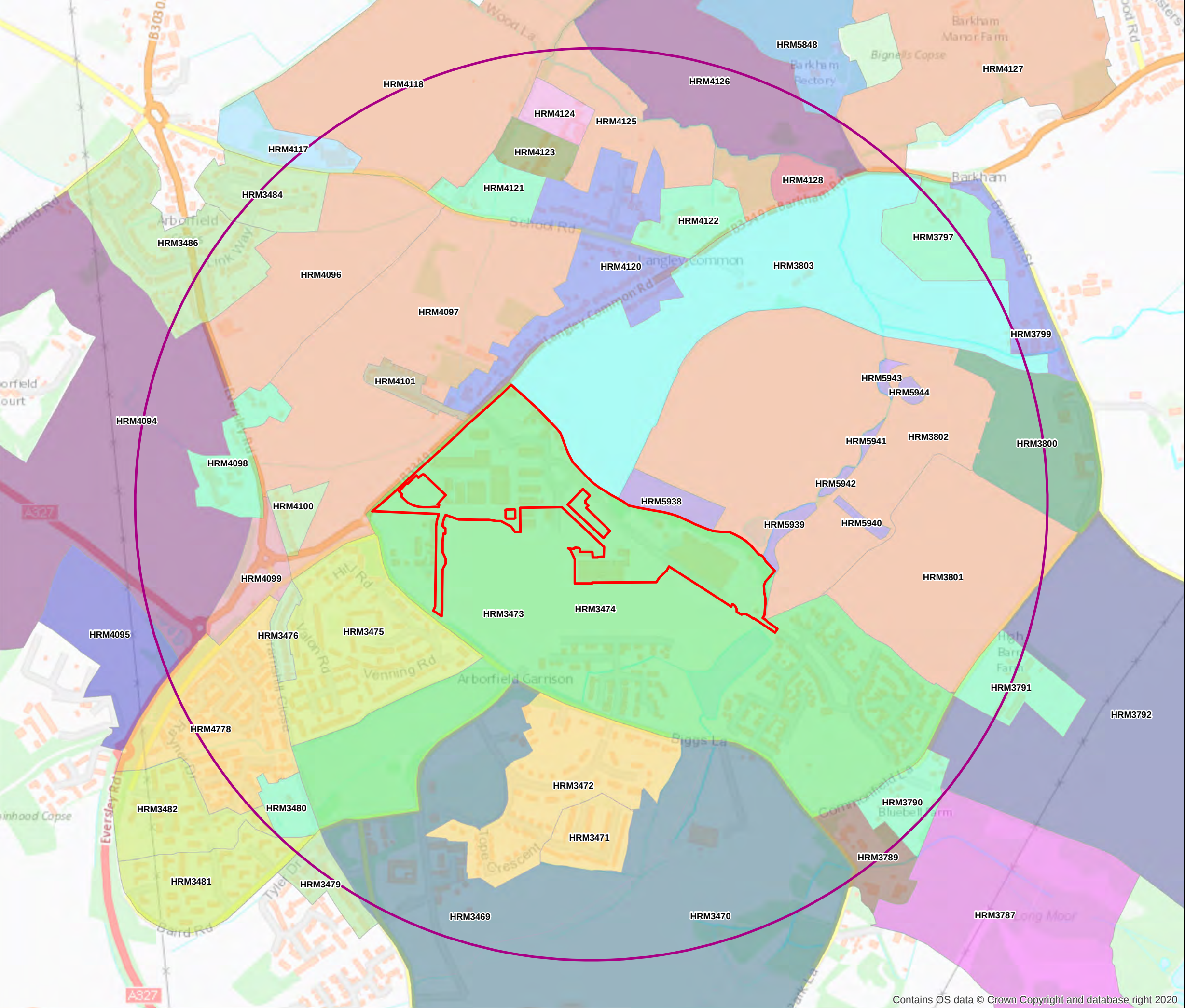
TETRA TECH

Figure 2b

Events Map

Contains OS data © Crown Copyright and database right 2020

Project Ref: N1794-PLN-HER-01.000-01.999/01.867 - Arborfield Green\Figures\Mapping\GIS\Projects\Figure 02c HLC.mxd



Legend

- Site Boundary
- 1 km Search Radius
- Historic Landscape Characterisation:
 - Ancient Woodland
 - Country House
 - Detached houses
 - Education
 - Farm or Farmstead
 - Garden centre
 - Industrial estate
 - Military Base
 - Paddocks and animal enclosures
 - Park Homes and Caravan Parks
 - Pasture / Grassland
 - Planned enclosure
 - Planted Woodland
 - Playing Fields and Sports Pitches
 - Reorganised field
 - Roundabout / Crossroads
 - Rows
 - Scrubland
 - Secondary Woodland
 - Semi-detached houses
 - Terraced housing
 - Village
 - Villas

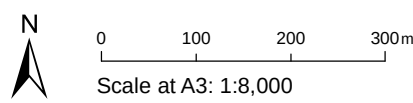
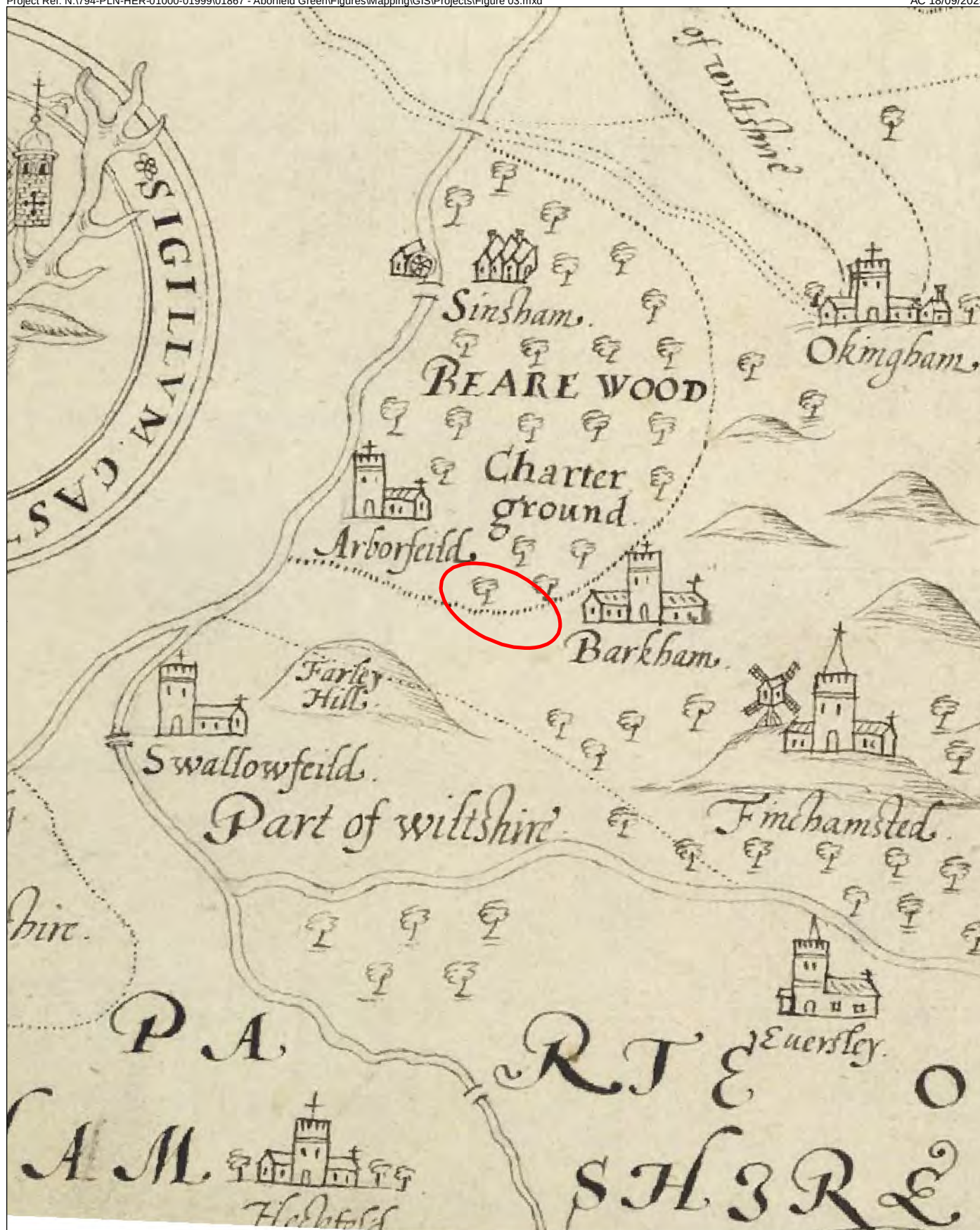


Figure 2c
HLC Map



Approximate Site Location



Not to Scale.
Illustrative only.



TETRA TECH

Figure 3

1595 Map of Estates at Windsor
Berkshire



Approximate Site Location



Not to Scale.
Illustrative only.



TETRA TECH

Figure 4

1607 John Norden Map of Forests
around Berkshire



 Site Boundary (approximate location)



Not to Scale.
Illustrative only.



TETRA TECH

Figure 5

1761 Roque Map



Site Boundary (approximate location)



0 100 200 300m

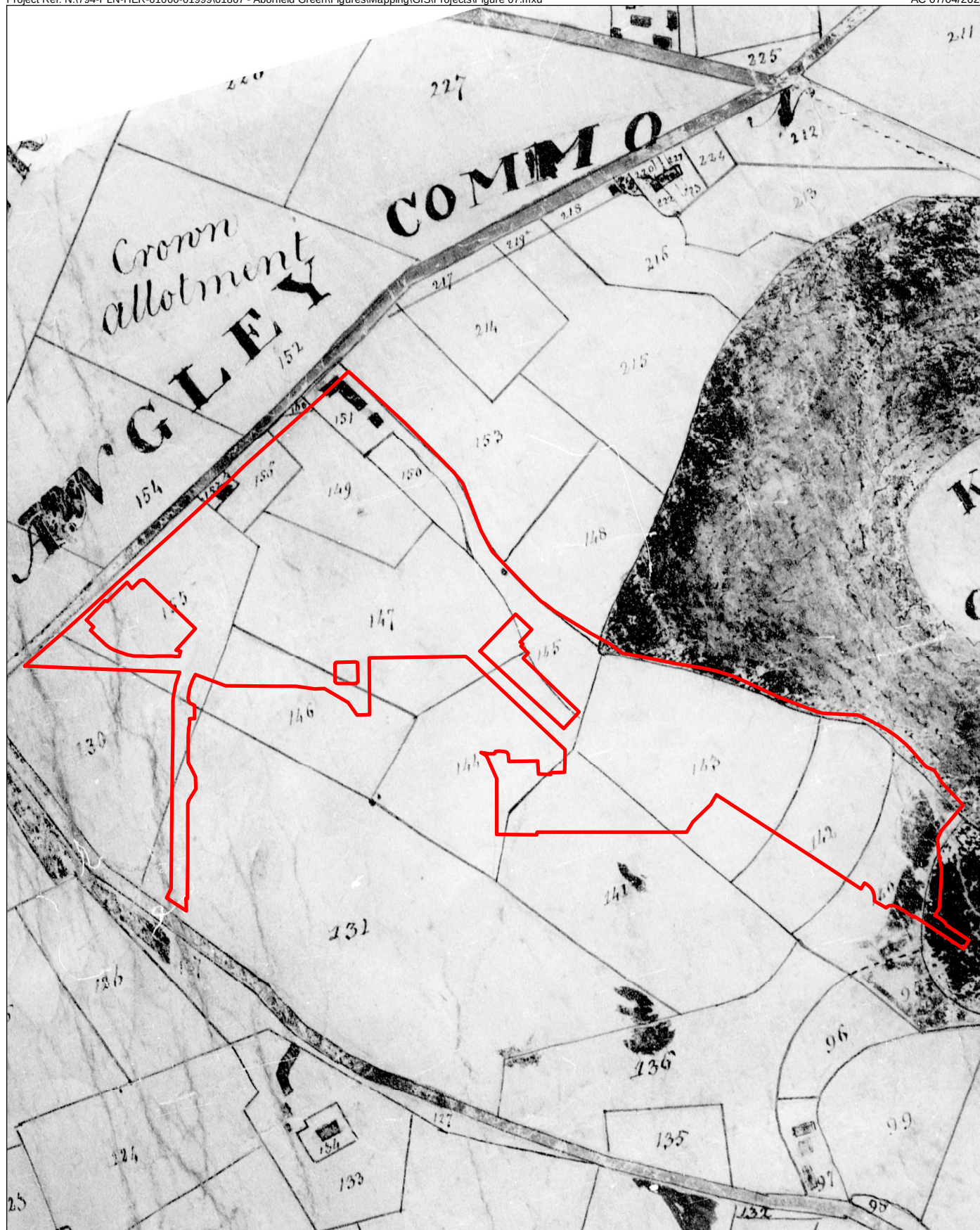
Scale at A4: 1:10,560
(approximately)



TETRA TECH

Figure 6

1806 Ordnance Survey Map



Site Boundary (approximate location)



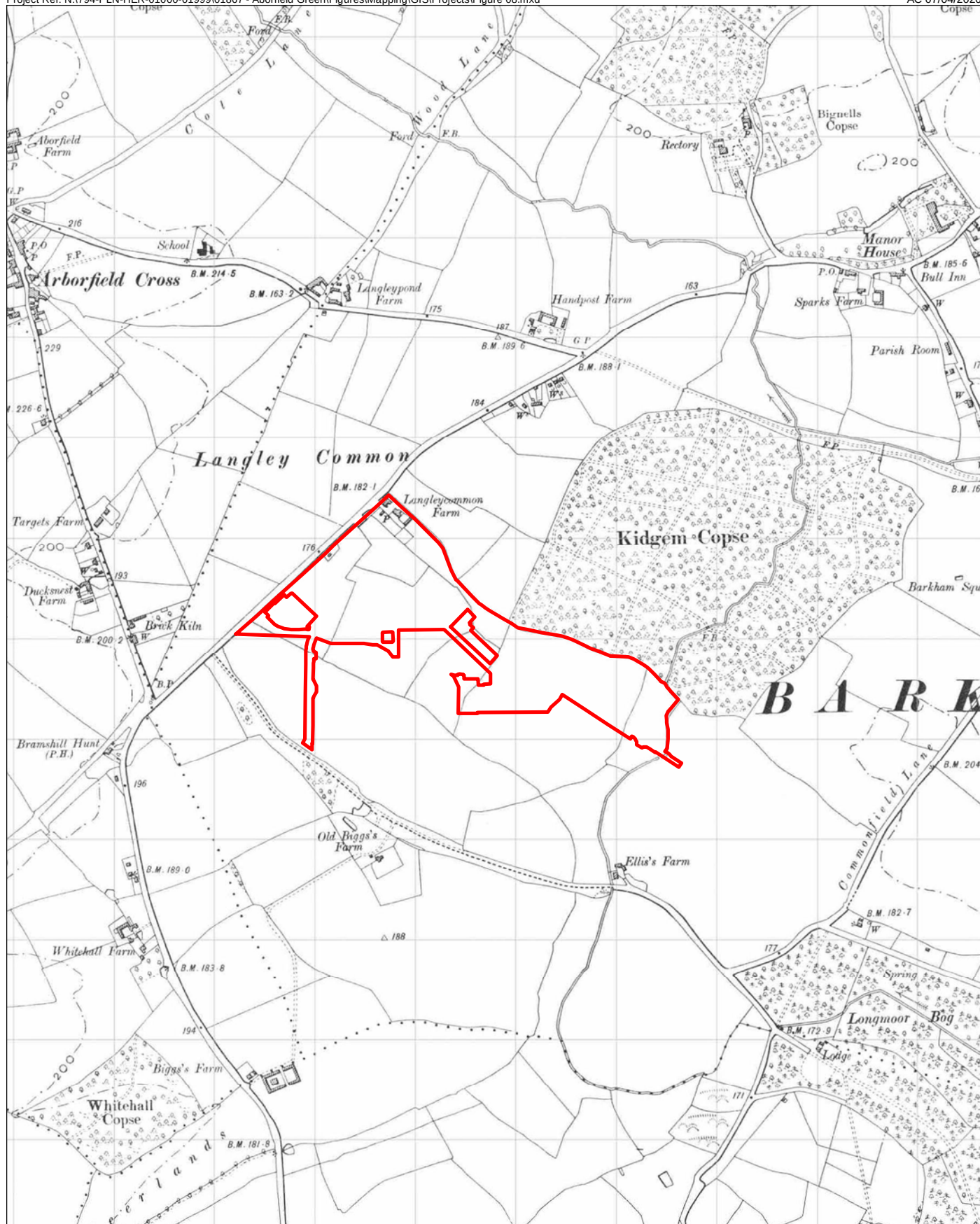
0 50 100 150m
Scale at A4: 1:5,000
(approximately)



TETRA TECH

Figure 7

1839 Berkshire Tithe Map



 Site Boundary



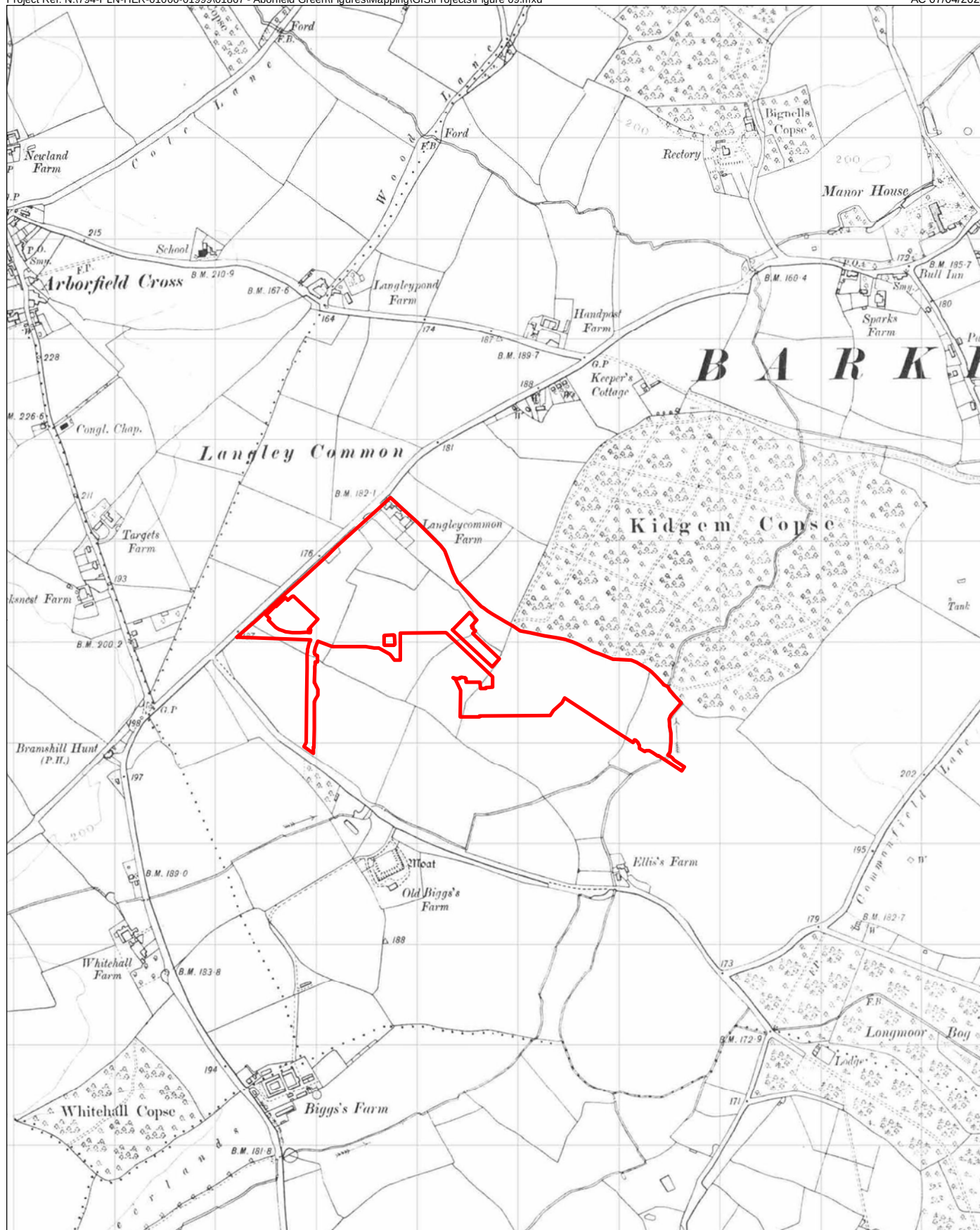
0 100 200 300m
Scale at A4: 1:10,560



TETRA TECH

Figure 8

1898 Ordnance Survey Map
1:10,560



 Site Boundary



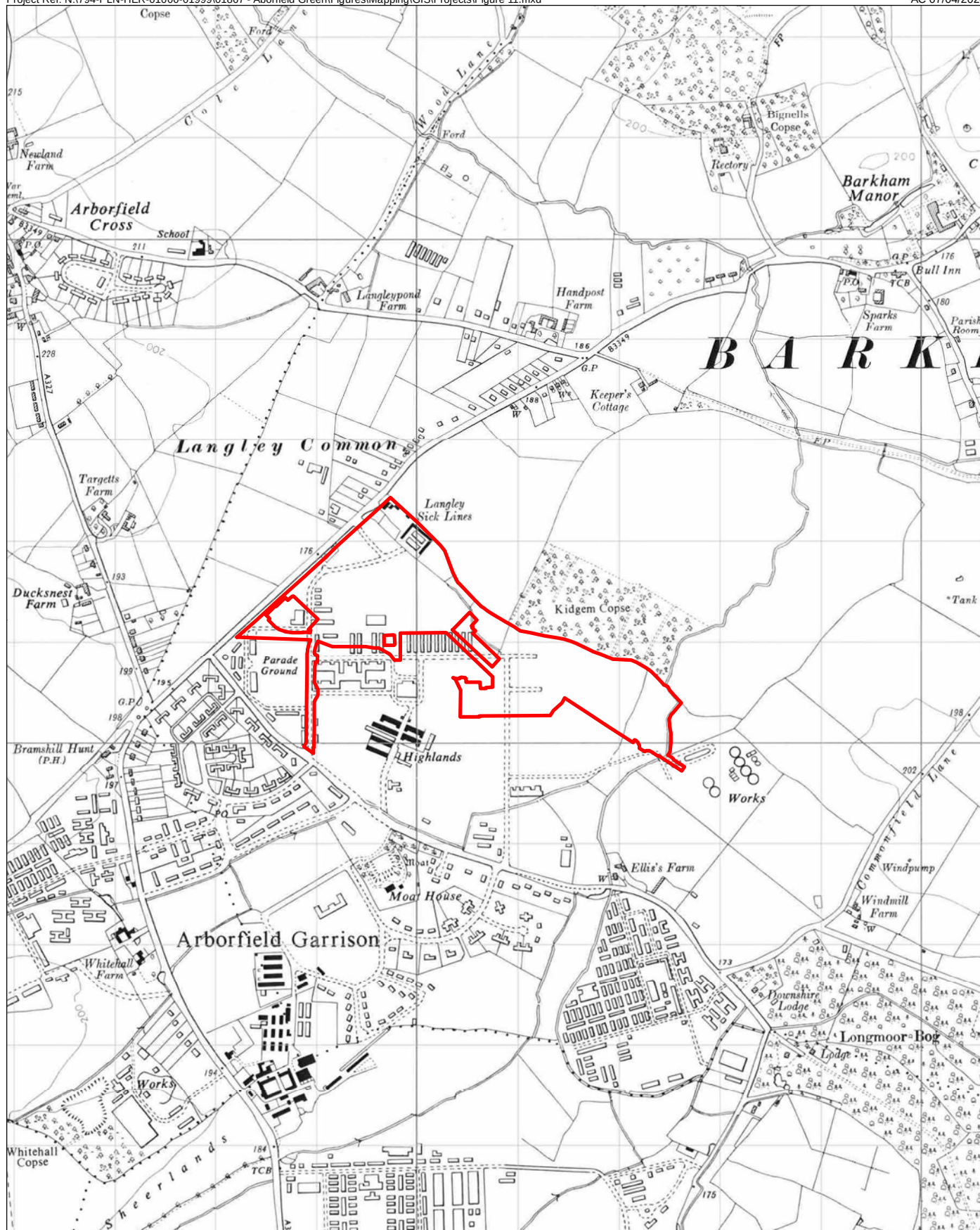
0 100 200 300m
Scale at A4: 1:10,560



TETRA TECH

Figure 9

1910 Ordnance Survey Map
1:10,560



 Site Boundary



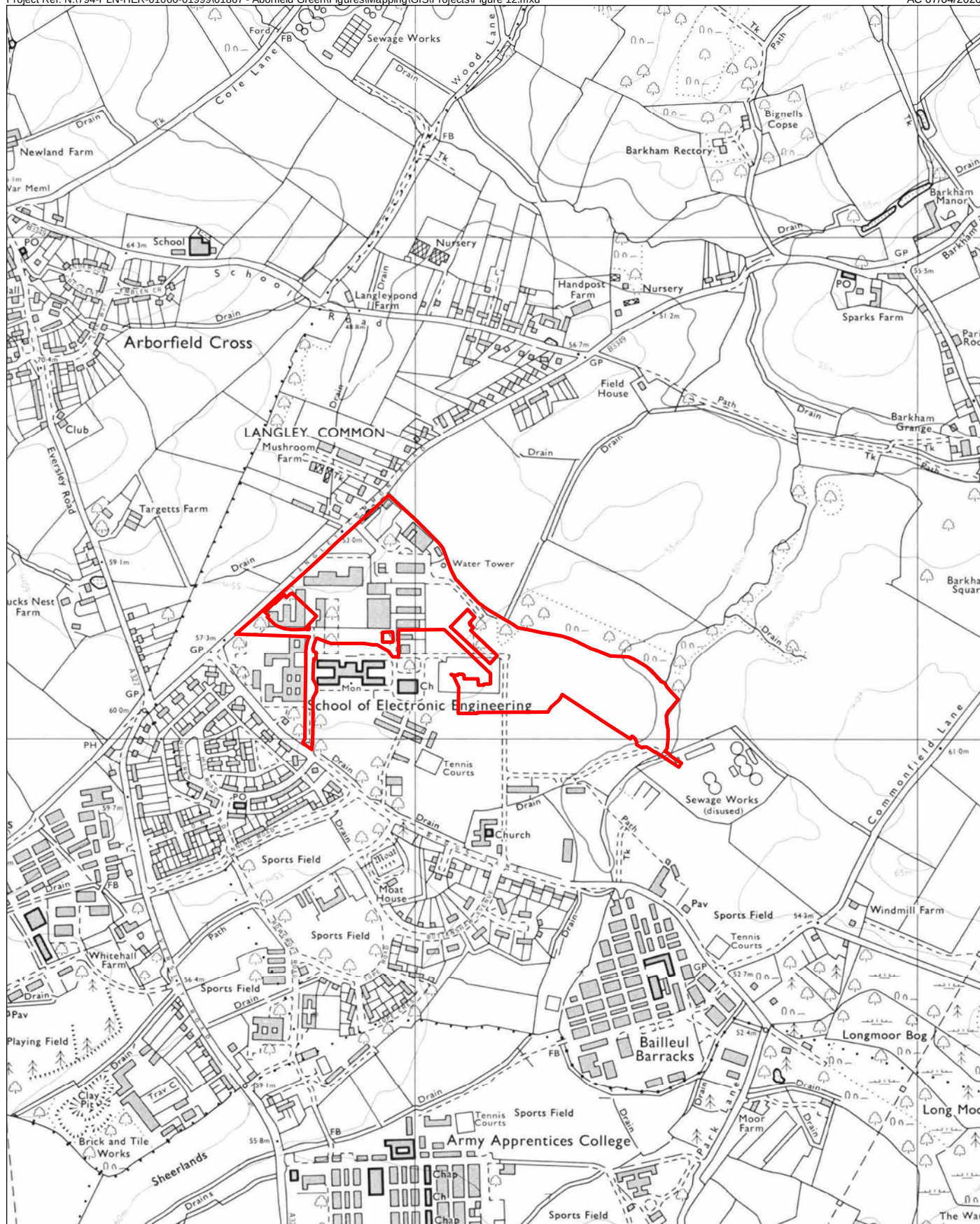
0 100 200 300m
Scale at A4: 1:10,560



TETRA TECH

Figure 11

1960-1961 Ordnance Survey Map
1:10,560



 Site Boundary

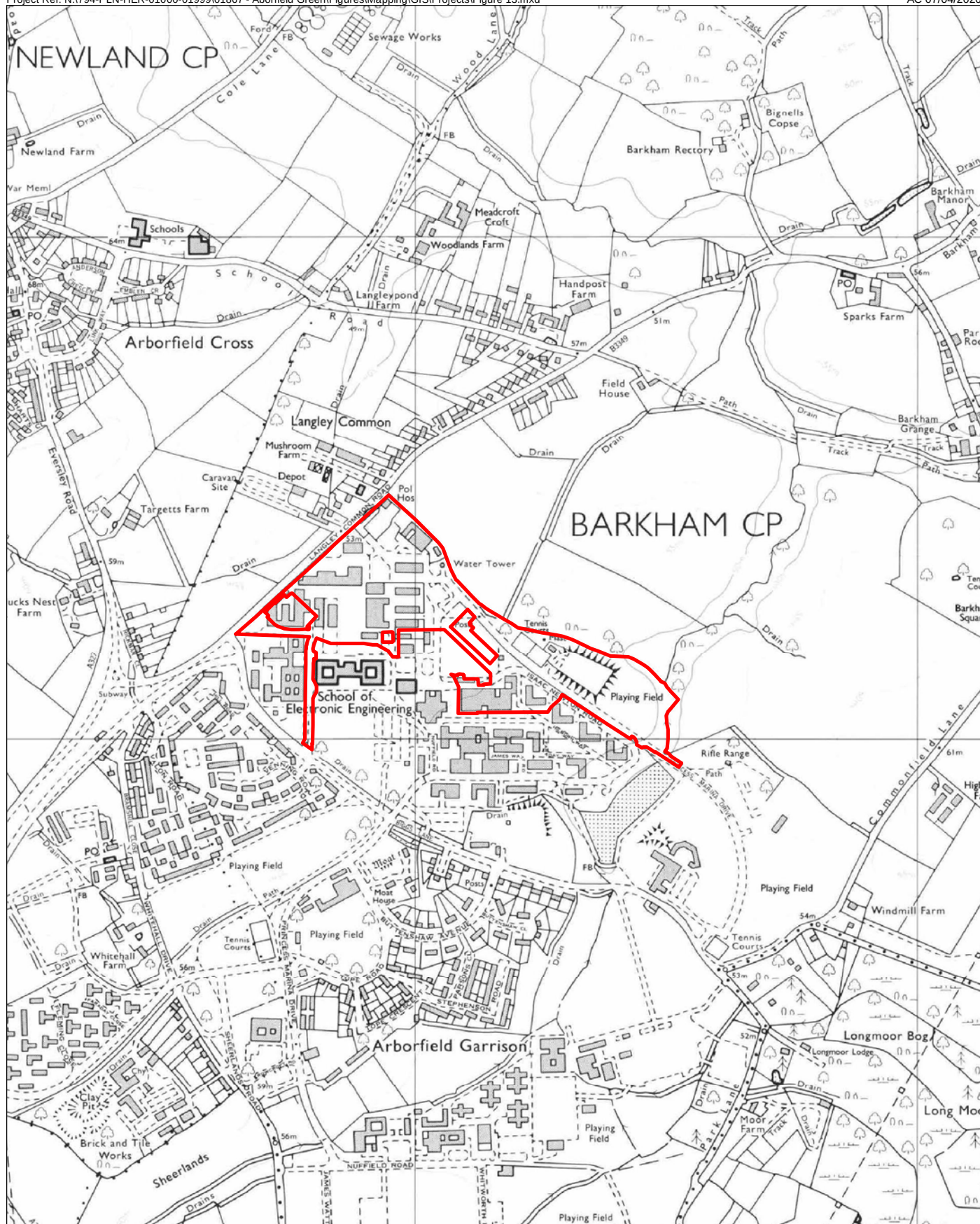


0 100 200 300m
Scale at A4: 1:10,560



Figure 12

1969 Ordnance Survey Map
1:10,560



 Site Boundary



0 100 200 300m
Scale at A4: 1:10,560



TETRA TECH

Figure 13

1988 Ordnance Survey Map
1:10,560



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 14

2003 Aerial Photograph (Google Earth)



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 15

2017 Aerial Photograph (Google Earth)



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 16

2018 Aerial Photograph (Google Earth)



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



Figure 17

2020 Aerial Photograph (Google Earth)



 Site Boundary



0 50 100 150m
Scale at A4: 1:5,000



TETRA TECH

Figure 18

2025 Aerial Photograph (Google Earth)

Project Ref: N1794-PLN-HER-01.000-01.999/01.867 - Aborfield Green\Figures\Mapping\GIS\Projects\Previous Archaeological Impact Plan.mxd



Legend

- Site Boundary
- 1871-1872
- 1899
- 1911
- 1933
- 1968-1972
- 1987-1993
- 2003

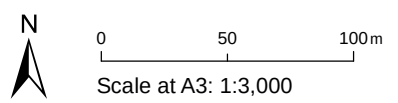


Figure 19
Previous Archaeological Impact
superimposed onto 2003 Aerial
Photograph (Google Earth)

Project Ref: N1794-PLN-HER-01.000-01.999/01.867 - Aborfield Green\GIS\Projects\Previous Archaeological Impact Plan.mxd



Legend

- Site Boundary
- 1871-1872
- 1899
- 1911
- 1933
- 1968-1972
- 1987-1993
- 2003

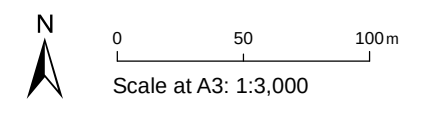


Figure 20
Previous Archaeological Impact
superimposed onto 2025 Aerial
Photograph (Google Earth)