

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Hyde Nursery, New Road,
Ruscombe, Berkshire**

Archaeological Desk-based Assessment

by Carissa Madden

Site Code: HNR26/166

(SU 7952 7664)

Hyde Nursery, New Road, Ruscombe, Berkshire

Archaeological Desk-based Assessment for Westbourne Homes

by Carissa Madden

Thames Valley Archaeological Services Ltd

Site Code HNR 26/166

September 2026

Summary

Site name: Hyde Nursery, New Road, Ruscombe, Berkshire

Grid reference: SU 7952 7664

Site activity: Archaeological desk-based assessment

Project coordinator: Genni Elliott

Site supervisor: Carissa Madden

Site code: HNR 26/166

Area of site: 0.94ha

Summary of results: There are no known heritage assets on the site or in a position to be affected by its development. The recorded presence of Palaeolithic flint finds within the gravel terraces around the proposed development site, suggests a high potential for further remains to be encountered within similar deposits within it. A small number of Roman remains were encountered approximately 400m to the south, therefore the possibility of further remains of this period cannot be discounted. Historic documentation and mapping of the site suggests that it remained undeveloped agricultural land during the Medieval and Post-medieval periods until the construction of the nursery in 1926. Whilst it is possible that archaeological remains, if present, were removed and/or truncated during construction of the extant buildings, there exists the potential for archaeological remains to exist *in situ* away from the latter. In this location, also, the archaeologically relevant horizons include the ‘natural’ gravel terraces themselves and not only the layers above.

Taking these factors into consideration, it is considered that a scheme to mitigate the impact of development on any below-ground archaeological deposits in the form of a watching brief during groundworks would be appropriate. A scheme for this watching brief would need to be drawn up and approved by the archaeological advisers to the Borough Council and carried out by a competent archaeological contractor. It would be implemented by a suitably worded condition attached to any consent gained.

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Hyde Nursery, New Road, Ruscombe, Berkshire Archaeological Desk-based Assessment

by Carissa Madden

Report 26/166

Introduction

This report is an assessment of the archaeological potential of land at Hyde Nursery located on New Road, Ruscombe, Berkshire (Fig. 1). The project was commissioned by Mr Dan East, of Westbourne Homes, Farthings Barn, Ashridgewood Business Park, Wokingham, RG40 5BS and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission is to be sought from Wokingham Borough Council to develop the site for residential use. This desk-based assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2026) and the Council's local plan policies.

Site description, location and geology

The site is located in the village of Ruscombe, east of Twyford and Reading; it is on the western side of New Road, south of Walnut Tree Close, and east of Northbury Lane (Fig. 1). A site visit conducted on 18 August 2026 showed that it currently consists of a grassed plot of land with areas of built-up rubble in the eastern area of the site, as well as modern horticultural greenhouses in the west (Pls 1-4; Fig. 2). A modern brick building stands to the north-east along the northern boundary, and mature trees are present throughout the site. The site is bounded by modern timber fencing. The development area is centred on NGR SU 7952 7664. The site is located on Lambeth Group (clay, silts, and sands) bedrock geology overlain by River Terrace Deposits 4, sand and gravels (BGS 2000) (also known as the Lynch Hill terrace). It is at a height of approximately 49m above Ordnance Datum.

Planning background and development proposals

Planning permission is to be sought for the development residential dwellings. A current illustrative layout is presented as Figure 21.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in August 2026 (NPPF 2026) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal. The Historic Environment is defined (NPPF 2026, 107) as:

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

Policy HE4 states that

- ‘1. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance. To achieve this, development proposals which would affect the significance of heritage assets, including any contribution made by their setting should:
 - ‘a. Maintain or secure a use consistent with their conservation, taking into account the importance of maintaining the assets, the positive contribution they can make to sustainable communities including local economies, and the positive contribution they can make to local character and distinctiveness; and
 - ‘b. Avoid (or if that is not possible, minimise) harm to the significance of heritage assets, and instead conserve this significance.
- ‘2. Any harm to, or loss of, the significance of a designated heritage asset (including from development within its setting) should have a clear and convincing justification in accordance with the policies in this chapter.
- ‘3. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the asset should not be taken into account in any decision relating to the asset.
- ‘4. Proposals for enabling development, which would otherwise conflict with other policies in this Framework and/or those in the development plan, but which would secure the future conservation of a heritage asset, should be considered on the basis of whether the conservation benefits outweigh the disbenefits of departing from the policies concerned.’ (NPPF 2026, 94–5)

A ‘heritage asset’ is defined (NPPF 2026, 106) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes but is not limited to designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2026, 105) any

‘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.’

‘Archaeological interest’ is glossed (NPPF 2026, 103) as follows:

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

Specific guidance on assessing significance and the impact of a proposal is contained in policies HE5 to HE9:

‘HE5: Assessing effects on heritage assets

‘1. 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 assets’ importance and no more than is necessary to understand the potential effect of the proposal on their significance. The relevant historic environment record should be referred to in making this assessment, and appropriate expertise employed where necessary.

‘2. Assessments of the potential effects of development proposals on the significance of heritage assets (including through effects on their setting) should identify whether proposals would be likely to:

‘a. Have a positive effect, which is where the significance of a heritage asset would be enhanced, or better revealed; or

‘b. Have no effect on the significance of a heritage asset; or

‘c. Result in harm to the significance of a heritage asset, either from work affecting the asset itself or from development within its setting. The degree of harm should be identified: substantial harm would occur where the development proposal would seriously affect a key element of the asset’s significance; or

‘d. Cause the total loss of the significance of a heritage asset.

‘3. In making this assessment it is the effect on a heritage asset’s significance rather than the scale of the development which should be considered.

‘4. Decision-makers should be satisfied that assessments accurately reflect the effects on heritage assets caused by development proposals.

‘5. Where a development proposal involves, or has the potential to involve, a heritage asset with archaeological interest, an appropriate desk-based assessment should be undertaken and, where necessary, a field evaluation. These should be used to help understand the asset’s significance and the potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development.’ (NPPF 2026, 95)

‘HE6: Proposals affecting designated heritage assets

‘1. When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance.

‘2. Development proposals which would have a positive effect on a designated heritage asset should be supported.

‘3. Any harm to a designated heritage asset will be a matter of considerable importance and weight, which should be dealt with in accordance with paragraphs 4 to 6 of this policy.

‘4. Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal. Important public benefits can include securing the long-term reuse of a vacant or underused listed building, and enabling energy efficiency and low carbon heating measures to be employed.

‘5. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a designated heritage asset, consent should be refused unless it can be demonstrated that the harm is necessary to achieve substantial public benefits that outweigh the harm or loss, or if all of the following apply:

‘a. The nature of the heritage asset would otherwise prevent all reasonable uses of the site;

‘b. No suitable use for the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

‘c. Conservation by grant-funding or some form of not for profit, charitable or public ownership is not possible; and

‘d. The harm or loss is outweighed by the benefit of bringing the asset back into use.

‘6. Within this context, development which would cause substantial harm to, or the total loss of, the significance of grade II listed buildings, or grade II registered parks or gardens, should be exceptional; while development which would cause substantial harm to, or the total loss of, assets of the highest significance, notably scheduled monuments, protected wreck sites, registered

battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁶⁴.’ (NPPF 2026, 95–6)

Footnote 64 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest that a decision-maker considers to be of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘HE7: Decisions on non-designated heritage assets

‘1. Development proposals which would have a positive effect on a non-designated heritage asset should be supported.

‘2. Where a development proposal would harm the significance of a non-designated heritage asset, this should be weighed against the benefits of the proposal and a balanced judgement made, having regard to the scale of any harm or loss and the significance of the non-designated heritage asset.

‘3. Where a development proposal would cause substantial harm to, or the total loss of, the significance of a non-designated heritage asset, it should only be supported where the harm or loss is outweighed by the benefits of the proposal, having regard to the scale of the harm or loss and the significance of the non-designated heritage asset.’ (NPPF 2026, 96–7)

Policy HE10 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

‘HE10: Loss or removal of heritage assets

‘1. Where a development proposal would result in the loss of the whole or part of a heritage asset (whether designated or not):

‘a. The development should not be approved without all reasonable steps being taken to ensure that the new development will proceed after the loss has occurred, including through the use of planning conditions and planning obligations to secure the development against the loss of the asset; and

‘b. The applicant should record and advance understanding of the significance of the asset to be lost in a manner proportionate to its importance and the potential impact upon it; and should make this evidence (and any archive generated) publicly accessible by depositing it in the relevant Historic Environment Record, and any archives with a local museum or other public depository. The ability to record evidence of our past should not be a decisive factor in deciding whether such loss should be approved.

‘2. Heritage assets with archaeological interest should be preserved in situ where feasible. Where an asset cannot be preserved or managed on-site, appropriate provision should be made for the investigation, understanding, recording, dissemination and archiving of that asset, which should be undertaken by suitably-qualified individuals or organisations. ‘ (NPPF 2026, 98)

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2026, 113) as:

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

while ‘setting’ is defined (NPPF 2026, 112) 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.’

Wokingham Borough Council use a Managing Developing Delivery plan (WBC 2014, 64) which provides details on development and archaeology:

‘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.

‘3.124 The Council will consult with Berkshire Archaeology and with developers and their heritage consultants to ensure that the appropriate level of archaeological evaluation and appropriate measures to protect and preserve remains are undertaken. This will be accessed on a site by site basis and the level of preservation will be appropriate to the significance of the remains.

‘3.125 Where remains cannot remain in-situ, the Council will require developers to record the significance of the remains and to make this publicly accessible by depositing the evidence with the relevant Historic Environment Record (Berkshire Archaeology) and by the deposit of remains or archives in local museums. The cost of recording and depositing remains will lie with the developer.’

The site does not lie within a conservation area nor within an area of high archaeological potential (WBC 2026).

Methodology

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists’ paper *Standards in British Archaeology* covering desk-based studies (CIfA 2020). These sources include historic and modern maps, the Berkshire Archaeology Historic Environment Record, geological maps and any relevant publications or reports.

Archaeological background

General background

The village of Ruscombe lies within the Thames valley which is archaeologically rich with sites and finds from the Palaeolithic through to the Medieval and Post-medieval periods. The gravel deposits of the area are especially prolific for early prehistoric evidence. At Ruscombe itself, the Lynch Hill gravels have produced a large number of Lower Palaeolithic flintwork artefacts, with a group of flakes at Northbury Farm, some 100m north-east of the proposed development site, being notable (Wymer 1999, 80). The Lynch Hill gravels in the wider Ruscombe-Twyford area have also produced a number of Lower Palaeolithic examples, largely as a result of historic quarrying in the area impacting the river terrace gravels, including a large number of handaxes and flakes from Prior’s Pit (Wymer 1999, 60). At Remenham and the surrounding Thames floodplain, about 8km

from Ruscombe, there are examples of Lower Palaeolithic occupation. Deep gravel quarrying and river dredging along the gravel terrace deposits have yielded Acheulean flint handaxes and associated macrofaunal remains; these findings have helped to track seasonal hominin movement along the ancient course of the Thames (Wymer 1999a). More evidence of prehistoric activity was found at locations such as Franklin's Pit, Ruscombe; New Road, Ruscombe; Winter's Pit, Twyford; and Stanlake Hill, Twyford (Wymer 1999, map 6).

Much of the recorded archaeology is to be found on the Thames gravel terraces to the west of the River Loddon, for example, prehistoric, Roman and Saxon artefact scatters present along with a cropmark complex visible from the air (Gates 1975; Ford 1997). The Loddon Valley Survey carried out on arable land to the north and west of Ruscombe revealed a number of dense concentrations of stone tools of Mesolithic to Bronze Age dates suggesting the presence of occupation sites of these periods in the vicinity as well as quantities of Roman, Saxon and medieval pottery fragments (Ford 1997).

Ruscombe remained a small agricultural village in the Medieval and Post-medieval periods, with Twyford to the west undergoing more development due to its location on the Loddon and its bridge crossing over the river. The village centre was situated south-east of the proposed development site, centred on the Church of St James the Great with Church Lane as the central thoroughfare.

An evaluation was undertaken immediately south of the current site in 2008, in which two trenches, between 5.8m-6.4m long and 1.6m wide were excavated near the southern boundary (Milbank 2008). No archaeological features or artefacts were encountered during the investigation. Furthermore, the investigation noted that the area had been reduced, with the original topsoil and subsoil removed. This modern truncation was infilled above the natural river terrace gravels with a gravelly deposit containing modern brick and glass fragments, possibly associated with the construction of a previous building. It could not be ascertained to what degree the natural gravels had been removed during the ground reduction event, nor how wide an area had been reduced.

Berkshire Archaeology Historic Environment Record

A search was made on the Berkshire Archaeology Historic Environment Record (HER) on 1st September 2026 for a radius of 750m around the proposal site. This revealed 69 entries within the search radius. These are summarized as Appendix 1 and their locations are plotted on Figure 1. A substantial number of these records derive from the extensive East Berkshire Archaeological Survey (EBAS) fieldwalking project (Ford 1987).

Palaeolithic/Mesolithic

Palaeolithic remains are widely represented by find spots of worked flints. A variety of flint palaeoliths and axes were recorded at Prior's (or Cotterell's) pit associated with Ruscombe Brickyard, with additional implements and flakes found in Prior's pit in the area of Lynch Hill gravels [Fig. 1: 4]. A Lower Palaeolithic ovate cleaver was identified during a 1954 road trench excavation at New Road [5], while six handaxes of the same period were found in Franklin's Pit, Twyford between 1925-1928 [6], numerous palaeoliths were found in gravel pits at Northbury Farm [7], and a small pointed hand axe on a building site in Twyford [8]. A Levalloisian blade-like flake was recorded in the garden of Amyntas on London Road [9], a Clactonian flint tool in the garden of Killybegs, also on London Road [10], while a number of handaxes, a flake, and a core found in an unknown location(s) within Ruscombe [11]. Lower to Middle Palaeolithic tools were found at Coleridge's pit in Twyford [12], the Hermitage Pit in Twyford consisting of seven hand axes and two flint flakes [13], and four flint handaxes in the garden of Lime Trees (formerly Somercroft) [14]. Excavation at Ruscombe House recorded burnt flint in association with terrace gravel deposits [15].

Neolithic

Later Neolithic flint scatter was recorded as part of EBAS fieldwalking survey, which covered a large area across the study area [16]. A chipped flint axe was recorded at Northbury Farm [17].

Bronze Age

Bronze Age flint scatter was recorded during the EBAS 1984-1986 fieldwalking survey [16].

Iron Age

There are no Iron Age remains recorded within proximity to the development site.

Prehistoric

A Prehistoric burnt mound (this example undated, but most tend to be Bronze Age) was identified at St Nicholas Hurst [1], a Prehistoric whetstone [2], and a flint blade, flakes, and a scraper [3], as part of the EBAS fieldwalking survey of 1984-1986 .

Roman

A cinerary urn and other pottery were recorded at Ruscombe Brickyard [18].

Saxon

There are no Saxon remains recorded within proximity to the development site.

Medieval

Ruscombe village was first recorded in 1091 as *Rothescamp* [23]. Medieval pottery sherds were widely recorded as part of the EBAS fieldwalking survey [2, 19, 20, 21, 22].

Post-medieval

Ruscombe Brickyard was worked from the 1880s onwards [4]. A watching brief within Northbury Farm grounds recorded a Victorian or later brick structure associated with a storm drain [17]. A 1998 evaluation at St James Church recorded the presence of late 16th- to late 17th-century inhumations, lead coffins, and a human bone dump, along with an 18th-century floor surface [24]. Bath Road is Post-medieval, passing through Twyford [25]. The section of the Great Western Railway from Maidenhead to Twyford South is also post-medieval [27].

There are a number of sites of former Post-medieval buildings within the study area, recorded from historic mapping. These include the tithe barn north of St James Church, now demolished [28], Ruscombe House [29], and Southbury Farm [30]. The Stanlake Lane overbridge is still extant, built around 1839 [32].

Modern, undated, negative

One entry relates to undated archaeological features which could not be assigned to a period due to a lack of datable elements: a magnetometry, resistivity, and measured surveys recorded the remains of a tithe barn, a possible road, and an unknown structure on land north of Ruscombe Church [28].

Archaeological investigations which did not result in the recording of archaeological remains have been undertaken at 112-116 London Road [38], Woods Warehouse on Ruscombe Lane [39], 39 New Road [40], Treacher Court [41], 12 St James Close [42], 134-136 London Road [43], and immediately south of St James Church [44].

Scheduled Ancient Monuments

There are no scheduled ancient monuments in proximity to the proposed development site.

Portable Antiquities Scheme

There have been no artefacts recorded as found on the site.

Cartographic and documentary sources

The place-name ‘Ruscombe’ (also known as *Rothscamp*, *Rotiscamp*, *Rotescamp*, *Rowescompe*, *Roscompe*, *Roscombe*, *Ruscoumbe*) originates from the Old English person’s name + *camp*, meaning ‘enclosed land of a man called Rōt’ (Mills 1998, 294). Ruscombe does not occur as a manor in its own right until 1091, when it was recorded in a foundation charter of the cathedral of Old Sarum, and included 10 hides granted to the manor by Osmund Bishop of Salisbury, being held as a prebend by the succentor of Sarum (VCH 1923). By 1209, Ruscombe was occupied by Elias de Chivele as lessee, returning to the Bishop of Salisbury in 1316 as lord of the vill of Sonning-cum-Ruscombe (VCH 1923). By 1535, the prebend was held by the prebendary William Chamberlain, after which the estate was divided into Ruscombe Northbury and Ruscombe Southbury. In 1650, Northbury was purchased from the trustees holding the ecclesiastical lands by William Barker, but it reverted to the cathedral upon the Restoration. The manor would be leased to the Strowde family during the 17th century, before passing to the Knights through marriage, and conveyed to Richard Palmer towards the end of the 18th century. Palmer sold on the manor of Sir James Eyre, whose widow sold the reversion to Mr John Leveson-Gower, described in the Inclosure Act of 1826 as lord of Ruscombe Northbury and Southbury manors, as well as lessee of the prebendary. The estate was then sold on, eventually coming into the hands of Captain Godsall in the early 20th century (VCH 1923). The village has no history of note.

The proposed development site itself remained undeveloped until 1926, when it was purchased and a horticultural nursery constructed on site, founded by H W Hyde (HWH&S, 2023).

A range of Ordnance Survey and other historical maps of the area were consulted at the Berkshire Record Office and online in order to ascertain what activity had been taking place throughout the site’s later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is Saxton’s 1574 map of Oxfordshire, Buckinghamshire, and Berkshire (Fig. 3). *Ruscombe* is depicted as on the eastern bank of the *Loddon flu* (River Loddon), with *Wargrave twiforde* (combined settlements of Wargrave and Twyford) located to the north-west, *Hurst* to the south, and *Laurent Walth[a]m* (Waltham St Lawrence) to the north-east. A bridge is shown crossing the Loddon immediately north-west of Ruscombe, likely that on the current Old Bath Road, or an earlier iteration, running out of modern day Twyford. No notable changes are visible in Speed’s 1610 map (Fig. 4).

On Morden's 1695 map (Fig. 5), *Tuwiford* (Twyford) is depicted in its modern-day location near a crossing of the Loddon. It is shown as developed along the main highway of the bridge crossing; this highway leading north-east toward *Ruscomb*.

Rocque's 1761 map (Fig. 6) is the first to show the area in a greater level of detail. The village of Ruscombe is shown as centred on a junction of roads, connecting the village to *Twyford* to the west, *Stanlake* to the south-east, *Hare Hatch* in the north-east, and *Laurence Waltham* to the east. The proposed development site is situated north of the village proper along the boundary of two large fields, located between the turnpike road (a milepost is noted), now the modern-day Loddon Road to the west, and Waltham Road/Castle End Road to the east.

By the enclosure map of 1832 (Fig. 7) New Road had been constructed, linking Ruscombe Lane with Loddon Road. The proposed development site is located within a large field between the roads, owned (as almost the whole map is) by John Leveson Gower Esquire as '*Lessee of the Prebendary of Ruscombe Northbury*' (see above). The tithe map of 1840 (Fig. 8) shows that this field had been formed into plot 55, still owned by Leveson Gower. It was occupied by Thomas Sharp, and is described as 'Gravel Pit Field', suggesting the area's historic use, and although the gravel pit itself might only be the small area in the field's south-east corner shown on this map, it is certainly possible that quarrying spread further than is recorded at this date.

The Ordnance Surveys of 1872 (Fig. 9), 1899 (Fig. 10), and 1912 (Fig. 11) show no significant changes, the proposed development site, remaining as part of a large field. By the survey of 1932 (Fig. 12), the site has been developed into a nursery, along with residential development to the north and south, along with Garraway Close, and Northbury Lane further south, connecting to an early iteration of Northbury Avenue. The boundary extent of the development site matches its modern-day extents. Within the site, development is rather limited, a group of greenhouses are shown in the north-west area of the site, and a small residential house with an associated shed to the north-east. An east-west path connects to a north-south track to the west. Two small elongated structures are present along the northern boundary in the north-west corner of the site.

By 1966 (Fig. 13), the nursery has undergone further development with about half of the area now covered in buildings, mostly greenhouses. The residential house is labelled as 'High Croft' and is enclosed by fencing from the nursery. The buildings present largely mirror their modern-day layout, and no changes are seen in the 1972 (not illustrated) survey but by 1987 (Fig. 14) several building and groups of buildings have been replaced in what is a slightly simpler layout although the overall plan of the site remains basically similar.

The 1993 survey (Fig. 15) shows a few extensions to nursery structures, but again within the same basic overall layout, and no further changes are visible in the 2003 survey (Fig. 16).

Geotechnical test pits and borehole survey

In 2023, Lithos Consulting undertook a geotechnical investigation across the site which included a borehole survey and test pitting in areas between the buildings (LC 2023) (Fig. 17; Fig. 18; see Appendix 4 for geotechnical logs). A total of five test pits were machine excavated, each measuring 1.5-1.8m in length by 0.7m in width and reaching depths of 1.5-2.2m below ground surface. Eight dynamic borehole samples were taken via drilling, measuring 150mm in diameter and reaching depths of 1.4-4m below ground surface.

The results of the investigation determined the presence of ‘made ground’ at average depths between 0.40m and 1m below ground surface level in areas available for testing. This made ground overlay river terrace gravels which in turn overlay Lambeth Group clay, silt, and sand bedrock geology deposits. Though below surface levels within the footprints of extant buildings could not be investigated at the time of the survey, similar results are anticipated with the likelihood of perhaps even deeper made ground deposits. Here, ‘made-ground’ deposits are those which are not interpreted as natural topsoils, sub-soils, drift deposits, and bedrock, possessing non-natural intrusions.

Generally made-ground topsoils occurred across the eastern area of the site from surface level to between 0.2m-0.6m in depth and occasionally included brick and glass remains, as well as modern waste (LC 2023, 10). Macadam hardstanding was encountered within the central area of the site, around the extant buildings, from surface level to 0.08m in depth, with granular made-ground beneath between 0.15m-0.45m in depth with occasional brick, clinker, and macadam chippings. Cohesive made-ground was encountered from the base of made-ground topsoils and granular made-ground at 0.5-1m in depth, with reported inclusions of flint, brick, and pottery. These finds were not dated by the geologists and therefore it cannot be entirely discounted that they might include Roman or medieval (ie potentially archaeological) remains of earlier period(s).

Listed buildings

There are 18 listed buildings within proximity to the proposed development site. Only one building, the 12th century Church of St James [Fig 1: 24], is Grade I listed. The remaining buildings are all Grade II listed. These are Ruscombe House and Stables [15]; Northbury Farmhouse along with the separately listed barn and granary [17]; the tombs of St James Churchyard [24]: Armstrong Tomb, Arnold Tomb, Barker Tomb, Yarnold Tomb,

and Cole Tomb; a milestone on Old Bath Road [26]; Southbury Lane overbridge [31]; 5 Waltham Road [33]; Church Cottage [34]; Lime Tree Cottage [35]; The Orchard [36]; the White House [36]; and Twyford and Ruscombe Church Hall [37].

None of the listed buildings are in a position to be affected by the proposed development due to distance from the site and the presence of mature vegetation screening proposed development from view.

Registered Parks and Gardens; Registered Battlefields

There are no registered parks and gardens or registered battlefields within close proximity of the site.

Historic Hedgerows

There are no hedgerows on the site that would qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997.

Aerial Photographs

A search was made on the Historic England Archive’s database of aerial photographs on 4 September 2026. This revealed 48 vertical prints from 17 sorties flown between June 1942 and August 2003 (Appendix 3). As there were no specialist (oblique) photographs of the site, the archive of available photographs was not viewed.

Available historic Google Earth imagery of the site shows no features of archaeological interest.

LiDAR

Lidar data tile DTM_SU7575 was downloaded from the Environment Agency website (EA 2026) and added to a Geographical Information System programme, QGIS. The tile gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the ‘hillshade’ function. Virtual shade plot files with a vertical angle of 15° from the earth’s surface were created at every 45° from azimuth 0° to 315° with vertical settings varying from z=1 to z=3 (Fig. 19). Apart from the buildings there was nothing of apparent interest within the site itself.

Adjacent to the site to the east, across New Road, at Northbury Farm, there is a cluster of features. The first is a small mound feature [Fig 20: 1] measuring approximately 29m in diameter and 13cm high. Wrapping around the feature from the south-west around to the north-east is a hollow feature likely a ditch [2] approximately 57cm

deep and spreads south following the field boundary for approximately 81m. Immediately south of the ditch is a bank [3] which wraps around the ditch from south to west and rises approximately 90cm at the highest point before levelling out into the rest of field to the south-east. These features do not appear on any historic or Ordnance Survey maps but do appear on 21st century Google Earth imagery.. The local area appears to have numerous gravel and chalk pits dotted on tithe and historic Ordnance Survey maps. This group of features could represent an unrecorded gravel extraction pit. Immediately to the east of this cluster of features is a tree [4]. To the south-east, approximately 95m away from the bank is a field boundary [5], which is present on the 1840 tithe map. Adjacent to the field boundary to the south-east is a round hollow feature [6], approximately 15m in diameter and 50cm deep. This shows up clearly on 21st century Google Earth imagery as a darker patch in the field. This may be another small gravel pit which was not large (or long-lived) enough to be plotted onto any historic maps.

Approximately 300m north-east from the north-east corner of the site, there are two round hollow features [7] both averaging 1m in depth. The larger is approximately 35m x 24m, and the smaller 26m x 20m. They are not present on historic tithe maps and not easily seen on Google Earth imagery due to surrounding trees. To the south, only 50m away, is another hollow [8] which appears on Ordnance Survey maps as a pond or other water feature. The two hollows to the north however are not explained by modern mapping.

Moving NNE of the site, an area of uneven ground [9] lies approximately 148m from the north-east corner of the site. It is loosely round and approximately 99m in diameter, and likely represents a gravel pit and associated workings in this location shown on 19th-20th century Ordnance Survey maps. To the north of this feature is a hollow [10], approximately 70m away, and about 45m in diameter and 1m deep. It does not appear on historical or Ordnance Survey mapping, or Google Earth imagery. With the presence of gravel and chalk pits in the area, the feature could represent another unrecorded pit. To the north of this pit are a series of bank features [11], all mainly linear in nature, with one curvilinear, all within a few metres of one another. They range from around 20-40cm high with the longest being 322m long. They appear on 21st century Google Earth imagery but are not present on any historical mapping.

To the west of the bank features, and to the northwest of the site, there are a series of banks representing known field boundaries [12]. The boundary running west-east to the north of the series is confirmed on the 19th century tithe maps, however the other boundaries are not present on there or Ordnance Survey mapping. The tithe map field boundary seems to overlies the others, so they could represent an earlier field system.

To the northwest of the site is a small round hollow [13], approximately 12m across, around 546m from the north-west corner of the site. The hollow does not appear on historic mapping but does appear on 21st century Google Earth imagery as a dark crop mark. Around 70-90m to the north and south of the hollow are two parallel bank features [14]. They both measure approximately 224m in length and around 20cm high. They do not appear on historical maps, but the northern bank appears to represent the edge of a cropmark on Google Earth imagery.

Discussion

There are no known heritage assets on the site or in a position to be affected by its development. It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains.

In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The recorded presence of Lower Palaeolithic flint finds within the gravel terraces around the proposed development site, suggests a high potential for further remains of this period to be encountered within similar deposits. Wymer (1999, 59–60) notes that finds at McIlroy's Pit (Reading) came from 'beneath 12 feet' of Lynch Hill gravel (roughly 4m) probably in a primary context, and suggests that other Lynch Hill finds including those from Ruscombe 'tell a similar story', specifically citing Prior's Pit [Fig. 1: 4] as another primary context. A Palaeolithic handaxe is noted to have been found approximately 60m south of the site (Milbank 2008, fig. 2), with another flint tool in the garden of Killybegs, some 80m to the north-west. At the Northbury Farm gravel pits, a significant quantity of Palaeolithic flintwork was recorded within the same river terrace deposit as that underlying the proposed development site, thus increasing the possibility of encountering remains of a similar type.

Other Prehistoric periods are poorly represented in the surrounding landscape, indicating a low potential. However, a small number of Roman remains were encountered approximately 400m to the south at the former Ruscombe Brickyard, and therefore the possibility of further remains of this period cannot be discounted. Historic documentation and mapping of the site suggests that it remained undeveloped agricultural land during the Medieval and Post-medieval periods until the construction of the nursery in 1926, indicating that there is some potential for Medieval and Post-medieval agricultural features to be present.

Within evaluation trenches recorded immediately south of the site during an evaluation at 39 New Road (Milbank 2008), natural geology was encountered at depths of just 0.3-0.36m below surface level. The investigation concluded that truncation had occurred within the excavated areas with the introduction of topsoil above the river terrace gravels, but it was unclear as to what depths the gravels had been impacted over a large area. This truncation may have been isolated to the construction area of previous buildings on that site. There is no reason to extrapolate similar truncation across the present site. Nursery buildings such as greenhouses would be unlikely to require deep foundations or significant levelling of the land prior to construction. Nevertheless, it is possible that archaeological remains, if present, were removed and/or truncated within the footprints of the extant buildings upon construction of their foundations.

However, there exists the potential for archaeological remains to exist *in situ* away from the modern buildings, such as in the eastern and far western areas of the site, amounting to around half of the site area. Lithos Consulting's geotechnical survey reports reaching the natural geology at depths varying from 0.2m to 1m below surface level. Only tiny areas of the site were investigated, and it is unknown whether what was recorded as 'made ground' might actually have been archaeological features: the reported artefacts of brick, pottery, and glass could possibly represent Roman, Medieval, or early Post-medieval activity, as these finds were not dated. The report also noted a high water-table, and suggested that any proposed works may have to excavate deeper to counteract any potential impacts associated with water levels. This would require removal of the 'made ground' and excavations into the gravel terrace, which in this instance is an archaeologically relevant horizon to as much as 4m depth.

Taking these factors into consideration, it may be prudent to develop a scheme of fieldwork to further investigate/ record any surviving archaeological remains above and within the river terrace gravels which aligns with final depths required for development works. As a result, a scheme to mitigate the impact of development on any below-ground archaeological deposits in the form of a watching brief during groundworks is suggested. A scheme for this watching brief would need to be drawn up and approved by the archaeological advisers to the Borough Council and carried out by a competent archaeological contractor. It could be implemented by a suitably worded condition attached to any consent gained.

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APPENDIX 1: Historic Environment Records within a 750m search radius of the development site

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
1	03211.00.000 - MWK4945 ERM278	800 769	Burnt mound Field walking	Prehistoric	A burnt mound was identified at St Nicholas Hurst as part of the East Berkshire Archaeological Survey (EBAS) 1984-1986 which covers multiple entries.
2	03145.05.000 - MWK13392 ERM278	79950 76050	Find spot Field walking	Prehistoric	Prehistoric whetstone found as part of the EBAS survey.
	03244.00.000 - MWK13709 ERM278	79925 76100	Find spot Field walking	Medieval	Two pottery sherds were found as part of the EBAS survey.
3	03146.00.000 - MWK13394 ERM278	80000 76400	Find spot Field walking	Prehistoric	A flint blade, flakes and a scraper were found as part of the EBAS survey.
4	00852.00.000 - MWK1249	79500 76200	Findspot Cartographic	Palaeolithic Post medieval	Ruscombe brickyard was worked from the 1880s onwards. Also known as Prior's or Cotterell's pit. Numerous palaeoliths and axes found possibly come from a primary context in Lynch Hill Gravel.
5	00839.00.000 - MWK8740	795 764	Find spot	Palaeolithic	Lower Palaeolithic ovate cleaver discovered in Lynch Hill gravel during a road trench excavation, 1954
6	00850.00.000 - MWK8750	79100 76400	Find spot	Palaeolithic	Six Lower Palaeolithic handaxes found in Franklin's Pit, Twyford, between 1925-1928. Exact location not traced, but thought to be within the Taplow Terrace.
7	00853.00.000 - MWK8759	792 767	Find spot	Palaeolithic	12 hand axes, a Levalloisian flake, and a cleaver found in gravel pits at Northbury Farm.
8	00853.00.017 - MWK8776	79120 76710	Find spot	Palaeolithic	Small pointed Lower Palaeolithic hand axe discovered on building site in Twyford. The site had imported some gravel, but the axe may still have been in situ.
9	00853.00.018 - MWK8777	795 768	Find spot	Palaeolithic	A Levalloisian blade-like flake found in the garden of Amyntas, London Road.
10	00853.00.019 - MWK8778	79410 76720	Find spot	Palaeolithic	A Clactonian flint tool found in the garden of Killybegs, London Road. Possibly a hand axe.
11	00854.00.000 - MWK8779	79500 76500	Find spot	Palaeolithic	A number of handaxes, a flake and a core, marked 'Ruscombe', but exact location unknown.
12	MRM16266	78957 76217	Find spot	Palaeolithic	Lower to Middle Palaeolithic palaeoliths found at Captain Coleridge's pit in Twyford, north of London Road. The pit was cut into Lynch Hill Terrace.
13	MRM16267	78944 76398	Find spot	Palaeolithic	Lower to Middle Palaeolithic flints found at the Hermitage Pit consisting of at least 7 hand axes and 2 flint flakes. The pit was cut into Lynch Hill Terrace.
14	MRM16268	791 762	Find spot	Palaeolithic	Four Lower to Middle Palaeolithic flint handaxes were discovered in the garden of 'Somercroft', now 'Lime Trees'. On the less prolific Taplow Terrace.
15	MRM16768 MRM16769 ERM1433 DRM2410	7912 7629 7913 7630	Find spot Listed building Building survey Excavation	Palaeolithic Post medieval	Ruscombe House & Stables Lodge, early 19th century house. Alterations to the house in 1872, 1900 and mid 20th century. The house was an alehouse (The Bowl and Pin) prior to 1875, becoming the home of William Gardon Stables. Excavation found burnt flint in association with terrace gravel deposits and the remains of a well assumed to date to the earliest phases of the building.
16	03060.00.000 - MWK4924 ERM278	80100 76850	Field walking	Neolithic, Bronze Age	A later Neolithic flint scatter, along with later flints found as part of the EBAS survey.
17	00862.00.000 - MWK8825	79700 76700	Find spot	Neolithic	Chipped flint axe, possibly from gravel pits at Northbury Farm, but uncertain.
	03989.00.000 - MWK5383 DRM2170	79730 76700	Listed building	Post medieval	Northbury Farmhouse, late 16th century manor house, with 19th & 20th century alterations. Timber frame with brick infill and old tiled gabled roof.
	03989.01.000 - MWK5384 DRM2269	79760 76680	Listed building	Post medieval	Barn at Northbury Farm, 16th century grain barn (5 bays).
	DRM2427	79753 76711	Listed building	Post Medieval	Granary building, Northbury Farmhouse, 18th century.
	ERM750	79738 76714	Watching brief	Post Medieval	Watching brief at Northbury Farm found a Victorian or later brick structure associated with a storm drain.
18	00844.00.000 - MWK1245	79400 76180	Find spot	Roman	Cinerary urn and other pottery found at Ruscombe brickyard. No structures identified.
19	03223.00.000 - MWK13607 ERM278	79950 76350	Find spot Field walking	Medieval	Pottery sherds were found as part of the EBAS survey.
20	03271.01.000 - MWK13814 ERM278	80125 76650	Find spot Field walking	Medieval	A pottery sherd was found as part of the EBAS survey.
21	03271.04.000	80025 76650	Find spot	Medieval	A pottery sherd was found as part of the EBAS survey.

No	HER Ref	Grid Ref (SU)	Type	Period	Comment
	- MWK13817 ERM278		Field walking		
22	03222.00.000 - MWK4954 ERM278	80250 76850	Find spot Field walking	Medieval	Possible medieval site identified from pottery scatter as part of the EBAS survey
23	00863.00.000 - MWK1250 00863.01.000 - MWK1251	79800 76400	Documentary	Medieval Post-medieval	Ruscombe first recorded as Rothescamp in 1091 (in foundation charter of cathedral of Old Sarum) and 1220. St James church dates to 12th century with nave and tower rebuilt in 1638. Ruscombe estate divided in 1583 to Northbury and Southbury. Both divisions had manor houses – Northbury Farmhouse with 16th century origins, and Southbury which was demolished in 19th century. Ruscombe parish inclosed in 1828 under an Act of Parliament.
24	00863.02.000 - MWK1252 DRM2270 DRM2171 DRM2172 DRM2173 DRM2271 DRM2272 00863.02.001 - MWK6372 EWK8	79806 76294 79772 76272 79792 76276 79823 76305 79794 76288 79793 76268 79814 76294	Listed building Evaluation	Medieval Post-medieval	Grade I listed, Church of St James. Parish church, 12th century. Flint chancel with stone dressings, nave and tower rebuilt in 1638 in nearly all brick, in the last phase of Gothic. Interior restored in 1859-60 and 1870-80. Various tombs also listed: Armstrong Tomb,s, 19th century;Arnold Tomb, 18th century; Barker Tomb, uncertain date; Yarnold Tomb, 1816; Cole Tomb, 1816. Evaluation at the church found late 16th – late 17th century inhumations, lead coffins and human bone dump, along with an 18th century floor surface.
25	05052.35.000 - MWK5990	79000 76170	Road	Post-Medieval	Bath Road passes through Twyford with the new A4 road passing to the north of Twyford.
26	05052.35.001 - MWK5991 DRM2273	7960 7712	Listed Building	Post-Medieval	Milestone on the Old Bath Road, Late 18th century.
27	05053.06.000 - MWK6037	80208 76394	Railway	Post-Medieval	Section of Great Western Railway from Maidenhead Station to Twyford South.
28	MRM16491	7979 7633	Building	Post Medieval	Tithe barn to the north of St James Church shown on maps of 1822 and 1846 but probably gone by 1877.
	MRM16490 ERM1221	7980 7633 7979 7632	Geophysical survey Earthwork survey	Undated	Magnetometry, resistivity, measured surveys. Three anomalies revealed. One may be the remains of Ruscombe tithe barn., One is 'T' shaped, could be the remains of a road leading into the barn. Third assumed to be a third structure.
29	MRM16492	7989 7616	Documentary	Post medieval	Ruscombe House once owned by William Penn but practically rebuilt around 1787 by Sir James Eyre and demolished perhaps shortly after the Ruscombe Enclosure map of 1832.
30	MRM16493	8004 7619	Documentary	Post medieval	Southbury Farm appearing to be the location of the manor of Ruscombe which was held by the Bishop of Salisbury and then by William Chamberlain, in 1535 as a prebend. House demolished c.1844.
31	MRM16705 DRM2660	7985 7621	Listed building	Post medieval	Southbury Lane overbridge, c. 1837-1839 as part of the Great Western main line route.
32	MRM16706	7959 7607	Building	Post medieval	Stanlake Lane overbridge. Brunel bridge of around 1839 rebuilt with 3 semi elliptical arches.
33	DRM2176	80174 76503	Listed building	Post Medieval	5 Waltham Road, 17th Century cottage
34	DRM2175	79779 76365	Listed building	Post Medieval	Church Cottage, Waltham Road, 17th century cottage,
35	DRM2131	79064 76192	Listed building	Post Medieval	Lime Tree Cottage, 2 Ruscombe Road, early 19th century
36	DRM2192	79025 76218	Listed building	Post Medieval	The Orchard, London Road, late 18th century house.
	DRM2127	79014 76207	Listed building	Post Medieval	The White House, London Road, early 19th century.
37	DRM2332	79259 76352	Listed building	Post Medieval	Twyford & Ruscombe Church Hall, c.1870-1880 former school.
38	EWK196	79351 76629	Watching brief	Negative	Watching brief at 112-116 London Rd found no features or finds.
39	ERM229	79403 76287	Evaluation	Negative	Evaluation at Woods Warehouse, Ruscombe Lane, found the site had been quarried out for gravel
40	ERM851	79510 76598	Evaluation	Negative	Evaluation at 39 New Road found no features or finds..
41	ERM961	79246 76117	Watching brief	Negative	Watching brief at Treacher Court, no features or finds.
42	ERM1261	7931 7646	Watching brief	Negative	Watching brief at 12 St James Close found no features or finds.
43	ERM2267	7946 7676	Evaluation	Negative	Evaluation at 134-136 London Road, found no features or finds.
44	ERM2349	7977 7622	Geophysics	Negative	Magnetometry survey found no significant magnetic responses.

Listed Buildings Grade II unless stated.

APPENDIX 2: Historic and modern maps consulted

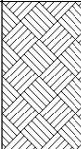
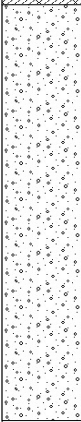
1574	Saxton's map of Oxfordshire, Buckinghamshire, and Berkshire (Fig. 3)
1610	Speed's map of Berkshire (Fig. 4)
1695	Morden's map of Berkshire (Fig. 5)
1761	Rocque's map of Berkshire (Fig. 6)
1832	Ruscombe Enclosure Map (Fig. 7)
1840	Ruscombe Parish Tithe Map (Fig. 8)
1872	Ordnance Survey (Fig. 9)
1899	Ordnance Survey (Fig. 10)
1912	Ordnance Survey (Fig. 11)
1932	Ordnance Survey (Fig. 12)
1966	Ordnance Survey (Fig. 13)
1972	Ordnance Survey
1987	Ordnance Survey (Fig. 14)
1993	Ordnance Survey (Fig. 15)
2003	Ordnance Survey (Fig. 16)

APPENDIX 3: Aerial Photographs consulted

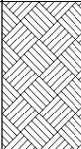
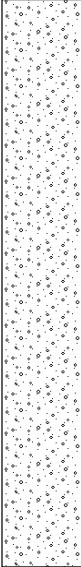
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2	JUN 1942	RAF/HLA/582	6044	802 767	
3	JUN 1942	RAF/HLA/582	6045	802 767	
4	JUN 1942	RAF/HLA/582	6046	802 767	
5	JUN 1942	RAF/HLA/582	6047	802 767	
6	AUG 1945	RAF/106G/UK/686	3041	802 768	
7	AUG 1945	RAF/106G/UK/686	3042	802 768	
8	JUL 1946	RAF/106G/UK/1646	4322	796 773	
9	JUL 1946	RAF/106G/UK/1646	4323	796 773	
10	JAN 1947	RAF/CPE/UK/1936	1198	798 774	
11	JAN 1947	RAF/CPE/UK/1936	1199	798 774	
12	JAN 1947	RAF/CPE/UK/1936	1200	798 774	
13	JAN 1947	RAF/CPE/UK/1936	1201	798 774	
14	JAN 1947	RAF/CPE/UK/1936	2270	798 774	
15	JAN 1947	RAF/CPE/UK/1936	2271	798 774	
16	MAR 1947	RAF/CPE/UK/1953	2108	791 766	
17	MAR 1947	RAF/CPE/UK/1953	2109	791 766	
18	MAR 1947	RAF/CPE/UK/1953	2112	791 766	
19	MAR 1947	RAF/CPE/UK/1953	2113	791 766	
20	MAR 1947	RAF/CPE/UK/1953	3113	791 766	
21	MAR 1947	RAF/CPE/UK/1953	3114	791 766	
22	AUG 1961	RAF/58/4646	242	784 760	
23	AUG 1961	RAF/58/4646	243	784 760	
24	AUG 1961	RAF/58/4646	244	784 760	
25	JUL 1963	OS/63200	156	800 766	
26	JUL 1963	OS/63200	157	800 766	
27	JUN 1967	RAF/543/3859	233	793 773	
28	JUN 1967	RAF/543/3859	234	793 773	
29	AUG 1967	OS/67334	14	800 763	
30	AUG 1967	OS/67334	15	800 763	
31	AUG 1967	OS/67334	46	800 763	
32	AUG 1967	OS/67334	47	800 763	
33	SEP 1979	OS/79125	57	787 765	
34	JUL 1970	OS/70270	195	792 765	
35	JUL 1970	OS/70270	196	792 765	
36	JUL 1970	OS/70270	249	792 765	
37	JUL 1970	OS/70270	250	792 765	
38	SEP 1985	ADA/267	181	802 770	
39	SEP 1985	ADA/267	182	802 770	
40	APR 1991	EA/AF/91C/031(Z)	4698	794 769	
41	APR 1991	EA/AF/91C/031(Z)	4699	794 769	
42	APR 1991	EA/AF/91C/031(Z)	4704	794 769	
43	JUN 1994	OS/94185	17	796 768	
44	JUN 1994	OS/94185	18	796 768	
45	AUG 2000	OS/001012	1099	798 769	
46	AUG 2000	OS/001012	1100	798 769	
47	AUG 2003	OS/03110	298	798 769	
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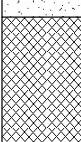
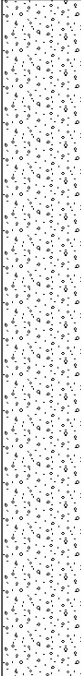
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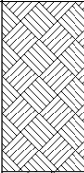
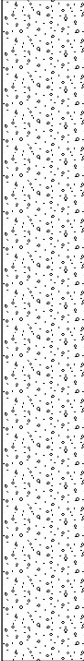
APPENDIX 4: Geotechnical data

				Trial Pit Log			Trialpit No TP01 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479573.00 - 176642.00 Level:		Date 14/11/2023	
Location: Twyford				Dimensions (m): Depth 1.50		1.7 0.7		Scale 1:20 Logged GLM	
Client: LNT Care Developments Ltd									
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
▼				0.40			MADE GROUND: Dark greyish brown silty gravelly SAND. Gravel is angular to subrounded of chalk, flint and occasional glass. Occasional gravel sized fragments of plastic, wood and plants. (MADE GROUND TOPSOIL)		
				1.50			Light brown very sandy subangular to rounded fine to coarse GRAVEL of sandstone and flint. (GRANULAR RIVER TERRACE DEPOSITS)		
							1.1m Groundwater inflow from trial pit walls and spalling of trial pit walls during excavation.		
							1.5m On completion of trial pit, soakaway test carried out. End of pit at 1.50 m		
Remarks:				1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater inflow at 1.1m during excavation. 3. Backfilled with materials arising upon completion. 4. Exploratory hole surveyed in (level and co-ordinates) on completion.					
Stability:				1. The sides of the trial pit spalled from 1.1m during excavation.					

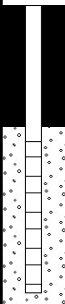


				Trial Pit Log			Trialpit No TP02 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479545.00 - 176625.00 Level:		Date 14/11/2023	
Location: Twyford				Dimensions (m): Depth 1.90		1.5 0.7		Scale 1:20 Logged GLM	
Client: LNT Care Developments Ltd									
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.10	J,K&T		0.40			MADE GROUND: Dark greyish brown silty SAND. Some gravel sized fragments of plant, plastic and wire. (MADE GROUND TOPSOIL)		
	0.20	D&B							
	0.50	D		1.90			Light brown very sandy subangular to rounded fine to coarse GRAVEL of sandstone, chalk and flint. (GRANULAR RIVER TERRACE DEPOSITS)		
							From 1.3m spalling of trial pit walls during excavation.		1 2 3 4
							1.5m Groundwater inflow from trial pit walls.		
							1.9m On completion of trial pit, soakaway test carried out. End of pit at 1.90 m		
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater inflow at 1.5m during excavation. 3. Backfilled with materials arising upon completion. 4. Exploratory hole surveyed in (level and co-ordinates) on completion.									
Stability: 1. The sides of the trial pit spalled from 1.3m during excavation.									

				Trial Pit Log			Trialpit No TP03 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479495.00 - 176625.00 Level:		Date 14/11/2023	
Location: Twyford				Dimensions (m): Depth 2.20		1.8 0.7		Scale 1:20 Logged GLM	
Client: LNT Care Developments Ltd									
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.01	T		0.06	0.40		Moderately weak black MACADAM. 70% aggregate of subangular fine to medium gravel. 20% matrix. 10% small irregular isolated voids. (HARDSTAND) MADE GROUND: Brownish grey clayey SAND and subangular to rounded fine to coarse GRAVEL of flint, sandstone and occasional brick. (GRANULAR MADE GROUND) Light brown SAND and subangular to subrounded fine to medium GRAVEL of chert, sandstone and chalk. (GRANULAR RIVER TERRACE DEPOSITS) <i>From 0.6m collapse of trial pit walls during excavation.</i>		
	0.10	J,K&T							
	0.20	J,K&T							
	0.50	J,K&T		1.0m Groundwater inflow from trial pit walls.					
	0.60	D							
			2.20			2.2m trial pit abandoned due to groundwater ingress and continual collapse. End of pit at 2.20 m			
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater inflow at 1.0m during excavation. 3. Backfilled with materials arising upon completion. 4. Exploratory hole surveyed in (level and co-ordinates) on completion. Stability: 1. The sides of the trial pit collapsed from 0.6m during excavation.									

				Trial Pit Log			Trialpit No TP05 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479541.00 - 176657.00		Date 14/11/2023	
Location: Twyford				Dimensions (m):		1.8		Scale 1:20	
Client: LNT Care Developments Ltd				Depth 2.20				Logged GLM	
Water Strike	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
	Depth	Type	Results						
	0.10	J,K&T		0.45			MADE GROUND: Dark greyish brown silty slightly gravelly SAND. Gravel is subangular to rounded fine to medium of mixed lithologies and occasional brick and pottery. Some gravel sized fragments of wood, plant and plastic. (MADE GROUND TOPSOIL)		
	0.20	D&B							
	0.60	D					Light brown SAND and subangular to rounded fine to coarse GRAVEL of flint, sandstone and chalk. (GRANULAR RIVER TERRACE DEPOSITS) <i>From 0.5m collapse of trial pit walls during excavation.</i>		
							1.3m Groundwater inflow from trial pit walls.		
				2.20			2.2m trial pit abandoned due to groundwater ingress and continual collapse. End of pit at 2.20 m		
Remarks: 1. Prior to excavation a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater inflow at 1.3m during excavation. 3. Backfilled with materials arising upon completion. 4. Exploratory hole surveyed in (level and co-ordinates) on completion.									
Stability: 1. The sides of the trial pit collapsed from 0.5m during excavation.									

				Borehole Log			Borehole No. WS01 Sheet 1 of 1	
Project Name: New Road				Project No. 4867		Co-ords: 479583.00 - 176612.00		Hole Type WS
Location: Twyford				Level:		Scale 1:50		
Client: LNT Care Developments Ltd				Dates: 22/11/2023 - 22/11/2023		Logged By GLM		

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	J,K&T		0.20		MADE GROUND: Dark brown silty SAND. With some gravel sized fragments of plant. Geotextile membrane at base. (MADE GROUND TOPSOIL)	1	
		0.40	J,K&T						
		0.50	J,K&T						
		1.00		N=2 (1,0/0,1,1,0)	1.00		MADE GROUND: Firm brown slightly gravelly CLAY. Gravel is subangular fine to medium of chalk, flint, sandstone, brick and pottery. (COHESIVE MADE GROUND)	2	
		1.50	J,K&T						
		1.60	D						
	2.00		51 (15,10/51 for 265mm)	2.00	End of borehole at 2.00 m				

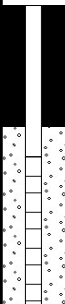
Remarks

1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.



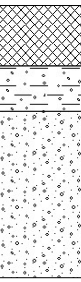
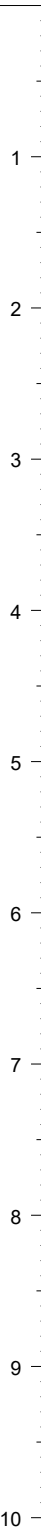
				Borehole Log			Borehole No. WS02 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479537.00 - 176659.00		Hole Type WS	
Location: Twyford				Level:		Scale 1:50		Logged By GLM	
Client: LNT Care Developments Ltd				Dates: 22/11/2023 - 22/11/2023					
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	J,K&T					MADE GROUND: Dark greyish brown sandy slightly gravelly SILT. Gravel is angular fine to medium of flint. Some gravel sized fragments of plant.	
		0.50	J,K&T		0.40			(MADE GROUND TOPSOIL)	
		0.60	D		0.70			Firm brown sandy silty CLAY.	
		0.80	J,K&T					(COHESIVE RIVER TERRACE DEPOSITS)	1
		1.00	D					Light brown medium to coarse SAND and subangular to subrounded fine to medium GRAVEL of chalk and flint.	
		1.00		N=5 (1,1/0,1,2,2)	1.30			(GRANULAR RIVER TERRACE DEPOSITS)	
		1.50	D					Firm light brown mottled grey CLAY.	
		2.00		N=22 (3,4/4,5,6,7)	2.50			(COHESIVE RIVER TERRACE DEPOSITS)	2
		3.00	D					Stiff grey CLAY. With relict bedding surfaces and closed clean fissures.	
		3.00		N=23 (5,5/5,5,6,7)				(LAMBETH GROUP CLAY)	3
	4.00		50 (5,5/50 for 290mm)	4.00		End of borehole at 4.00 m			4
									5
									6
									7
									8
									9
									10
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.									

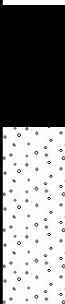
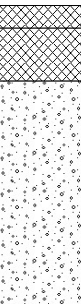
				Borehole Log			Borehole No. WS03 Sheet 1 of 1	
Project Name: New Road				Project No. 4867		Co-ords: 479557.00 - 176610.00		Hole Type WS
Location: Twyford				Level:		Scale 1:50		
Client: LNT Care Developments Ltd				Dates: 22/11/2023 - 22/11/2023		Logged By GLM		

Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.10	J,K&T		0.25 0.40		MADE GROUND: Dark brown loamy peaty SILT. Frequent rootlets. Geotextile membrane at base. (MADE GROUND TOPSOIL)	1	
		0.30	J,K&T						
		0.60	J,K&T						
		0.70	D						
		1.00		N=15 (1,1/1,1,6,7)		MADE GROUND: Dark greyish brown silty slightly gravelly SAND. Gravel is subangular fine to medium of flint. (MADE GROUND TOPSOIL) Light brown fine to coarse SAND and subangular fine to medium GRAVEL of chalk, flint and sandstone. (GRANULAR RIVER TERRACE DEPOSITS)	2 3 4 5 6 7 8 9 10		
		2.00		N=23 (16,9/1,10,7,5)					
		3.00		N=14 (2,2/3,3,4,4)					
				3.50		End of borehole at 3.50 m			

Remarks
 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.



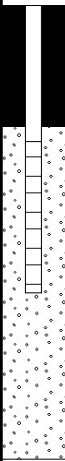
					Borehole Log			Borehole No. WS04 Sheet 1 of 1			
Project Name: New Road					Project No. 4867		Co-ords: 479521.00 - 176627.00		Hole Type WS		
Location: Twyford					Level:		Scale 1:50		Logged By GLM		
Client: LNT Care Developments Ltd					Dates: 22/11/2023 - 22/11/2023						
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.10	J,K&T	N=41 (1,1/6,10,11,14)				MADE GROUND: Black and dark brown silty/ clayey slightly sandy subangular to subrounded fine to medium GRAVEL of clinker, flint and macadam chippings. Sand includes ash. Occasional rootlets. (GRANULAR MADE GROUND) Firm brown sandy slightly gravelly CLAY. Gravel is subangular to rounded fine to medium of chalk and flint. (COHESIVE RIVER TERRACE DEPOSITS) Light brown very sandy subangular to rounded fine to coarse GRAVEL of flint, chalk and sandstone. (GRANULAR RIVER TERRACE DEPOSITS) <i>1.8m borehole refused in gravel.</i> End of borehole at 1.80 m			
		0.20	J,K&T								
		0.50	D								
		0.90	D								
		1.00	J,K&T								
		1.80		50 (20,5/50 for 245mm)	1.80						
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.											

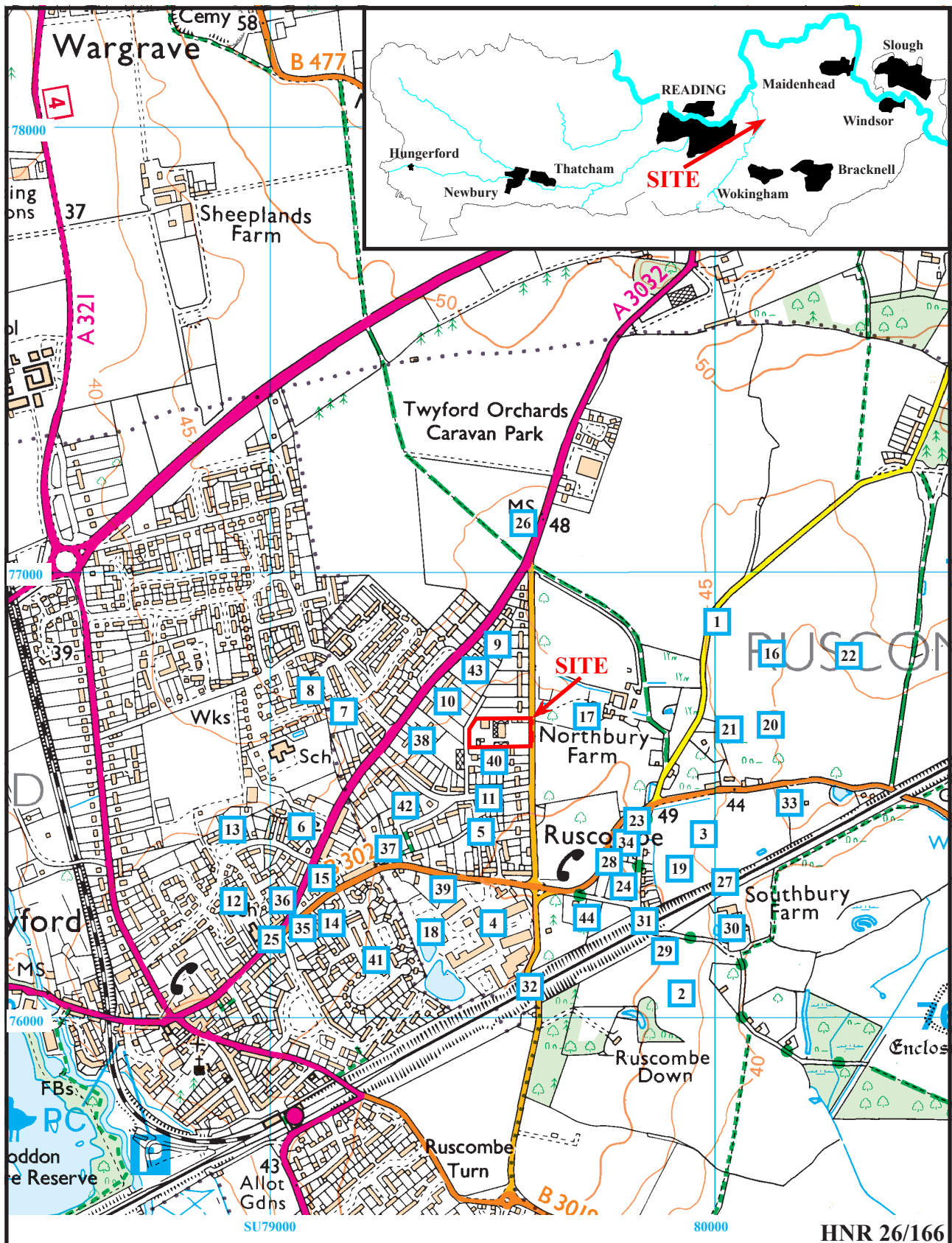
					Borehole Log			Borehole No. WS05 Sheet 1 of 1			
Project Name: New Road					Project No. 4867		Co-ords: 479506.00 - 176627.00		Hole Type WS		
Location: Twyford					Level:		Scale 1:50		Logged By GLM		
Client: LNT Care Developments Ltd					Dates: 22/11/2023 - 22/11/2023						
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description			
		Depth (m)	Type	Results							
		0.10	J,K&T	N=41 (7,9/9,10,10,12)	0.15			MADE GROUND: Black sandy subangular to subrounded fine to medium GRAVEL of clinker, flint and macadam chippings. Sand includes ash. (GRANULAR MADE GROUND) MADE GROUND: Brown very sandy slightly gravelly CLAY. Gravel is subangular fine to medium of flint and occasional pottery. (COHESIVE MADE GROUND) Light brown very sandy subangular to rounded fine to medium GRAVEL of chalk and flint. (GRANULAR RIVER TERRACE DEPOSITS)	1		
		0.30	J,K&T		0.50						
		0.90	D								
		1.00									
		1.50	J								
		2.00		N=17 (4,3/3,4,4,6)	2.00			End of borehole at 2.00 m	2		
									3		
									4		
									5		
									6		
									7		
									8		
									9		
									10		
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.											

					Borehole Log			Borehole No. WS06 Sheet 1 of 1		
Project Name: New Road					Project No. 4867		Co-ords: 479502.00 - 176631.00		Hole Type WS	
Location: Twyford					Level:			Scale 1:50		
Client: LNT Care Developments Ltd					Dates: 22/11/2023 - 22/11/2023			Logged By GLM		
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description		
		Depth (m)	Type	Results						
		0.10	J,K&T	50 (25 for 145mm/50 for 255mm)	0.15			MADE GROUND: Black silty GRAVEL of clinker, pottery and flint. (GRANULAR MADE GROUND)	1 2 3 4 5 6 7 8 9 10	
		0.40	J,K&T		0.60		MADE GROUND: Brown gravelly CLAY. Gravel is subangular to subrounded fine to medium of flint and occasional pottery. (COHESIVE MADE GROUND)			
		1.00						Light brown very gravelly SAND. Gravel is subangular to rounded fine to medium of flint and chalk. (GRANULAR RIVER TERRACE DEPOSITS)		
		1.50	J			1.60		1.6m borehole collapsing during drilling, unable to advance further.		
End of borehole at 1.60 m										
Remarks										
1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.										
										

				Borehole Log			Borehole No. WS07 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479491.00 - 176642.00		Hole Type WS	
Location: Twyford				Level:		Scale 1:50			
Client: LNT Care Developments Ltd				Dates: 22/11/2023 - 22/11/2023		Logged By GLM			
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.05	T	50 (25 for 85mm/50 for 295mm)	0.07		 Moderately weak black MACADAM. (HARDSTAND)	1	
		0.10	J,K&T		0.20				
0.30	D	0.50							
0.90	D	1.40	 Firm brown sandy slight gravelly CLAY. Gravel is subangular to rounded fine to coarse of chalk and sandstone. (COHESIVE RIVER TERRACE DEPOSITS)		2				
1.00	J,K&T								
1.00									
		1.4m Borehole refused in gravel. End of borehole at 1.40 m							
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.									



				Borehole Log			Borehole No. WS08 Sheet 1 of 1		
Project Name: New Road				Project No. 4867		Co-ords: 479481.00 - 176629.00		Hole Type WS	
Location: Twyford				Level:		Scale 1:50			
Client: LNT Care Developments Ltd				Dates: 22/11/2023 - 22/11/2023		Logged By GLM			
Well	Water Strikes	Samples and In Situ Testing			Depth (m)	Level (m)	Legend	Stratum Description	
		Depth (m)	Type	Results					
		0.05	T		0.08			Weak black MACADAM. (HARDSTAND) MADE GROUND: Brown clayey gravelly SAND. Gravel is angular to subrounded fine to medium of mixed lithologies and occasional pottery and brick. (GRANULAR MADE GROUND) Light brown fine to coarse SAND and subangular to rounded fine to medium GRAVEL of chalk, flint and sandstone. (GRANULAR RIVER TERRACE DEPOSITS)	1
	0.20	J,K&T							
	0.30	J,K&T							
			0.80	J,K&T	N=6 (1,1/1,2,2,1)				
			1.00						
		2.00		50 (13,12/50 for 285mm)					2
					3.00			3.0m borehole collapsing during drilling, unable to advance further. End of borehole at 3.00 m	3
									4
									5
									6
									7
									8
									9
									10
Remarks 1. Prior to drilling a Cable Avoidance Tool (CAT) survey was carried out. 2. Groundwater was not encountered during drilling. 3. Co-ordinates from hand held GPS, hole not surveyed in.									



Hyde Nursery, New Road,
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Archaeological Desk-based Assessment

Figure 1. Location of the five sites within Reading and
Berkshire, showing locations of HER entries.

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Figure 2. Current Site Layout

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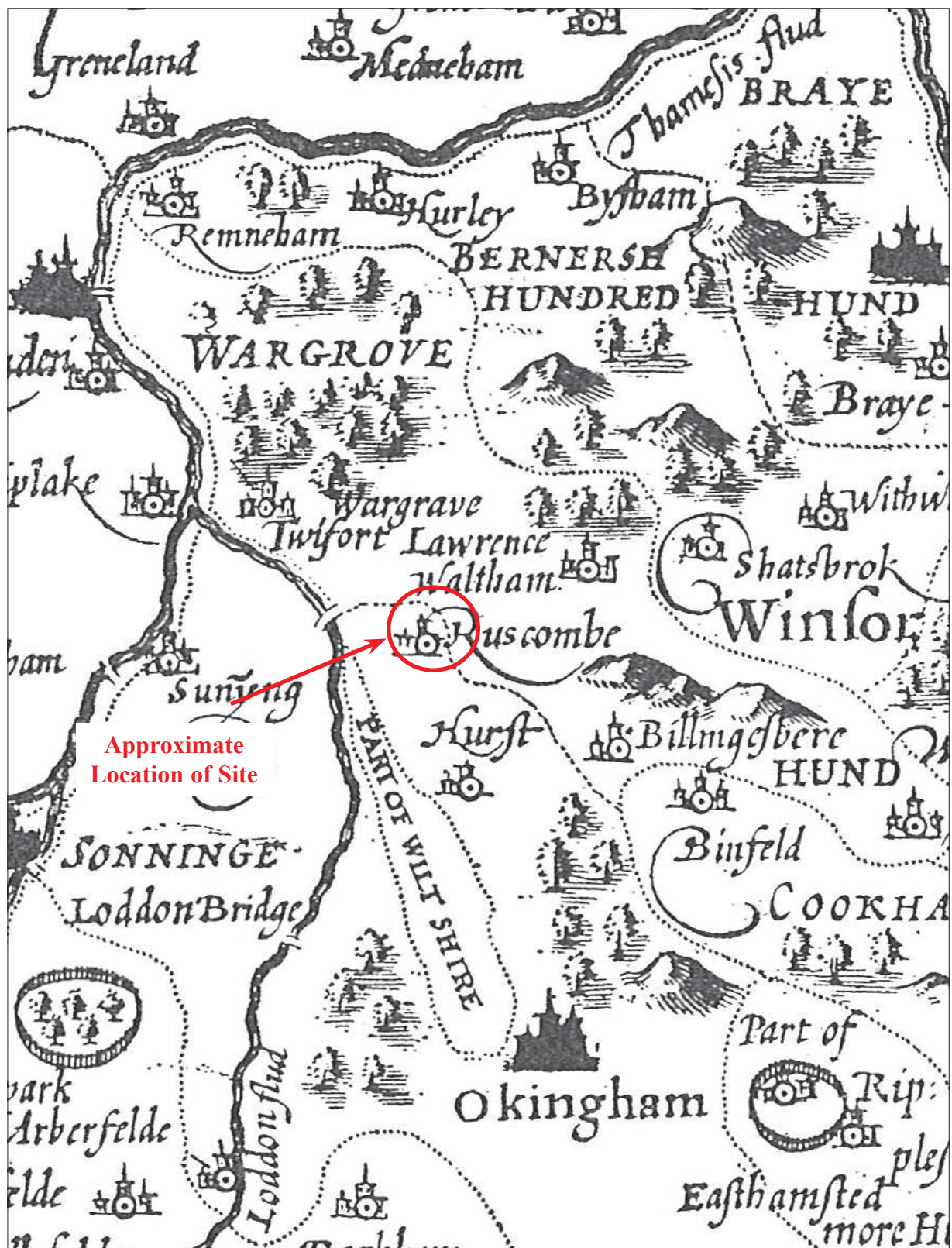


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Figure 3. Saxton's Map of Berkshire, Buckinghamshire and
Oxfordshire, 1574.

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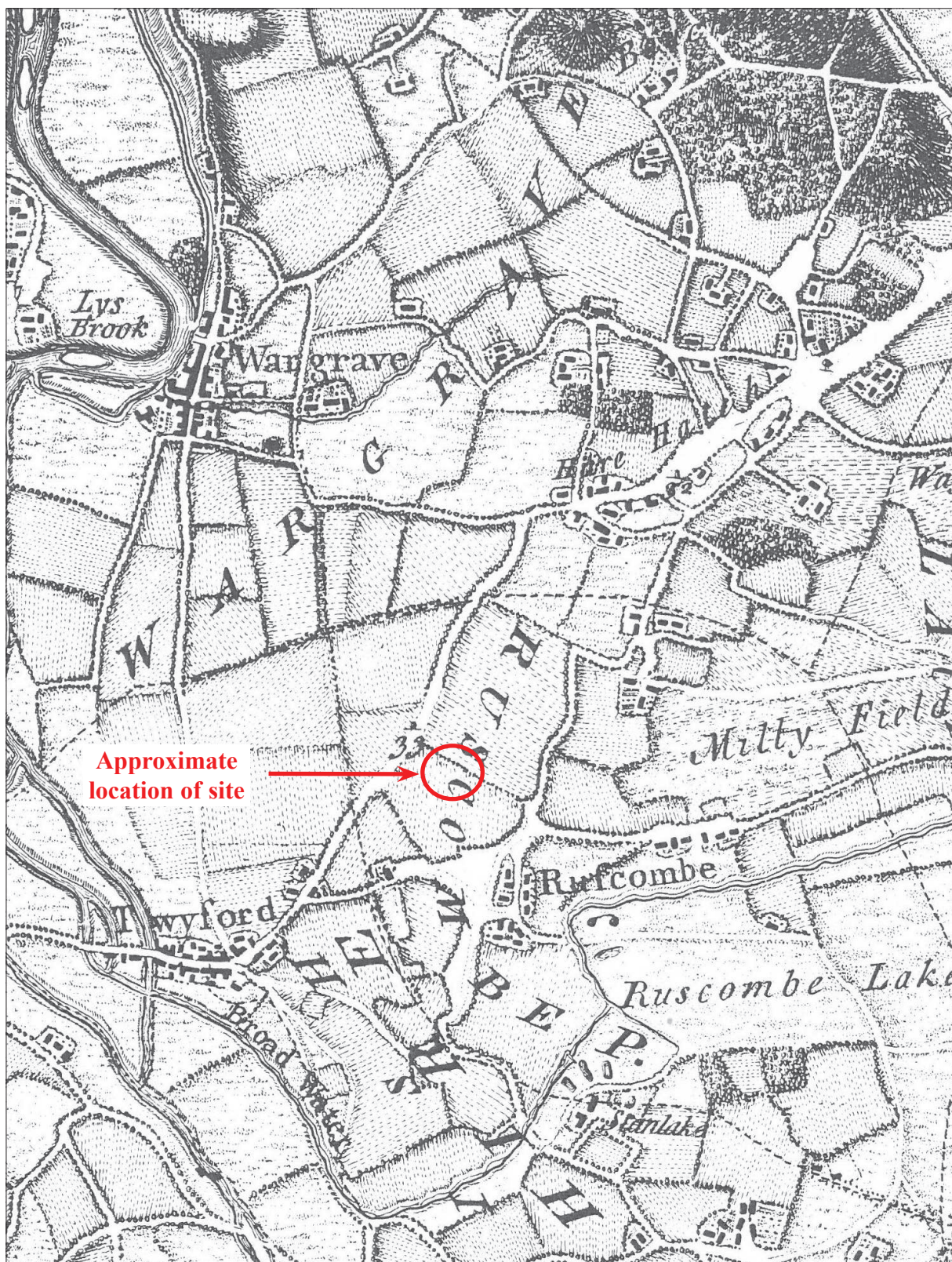


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Figure 4. Speed's Map of Berkshire, 1610.

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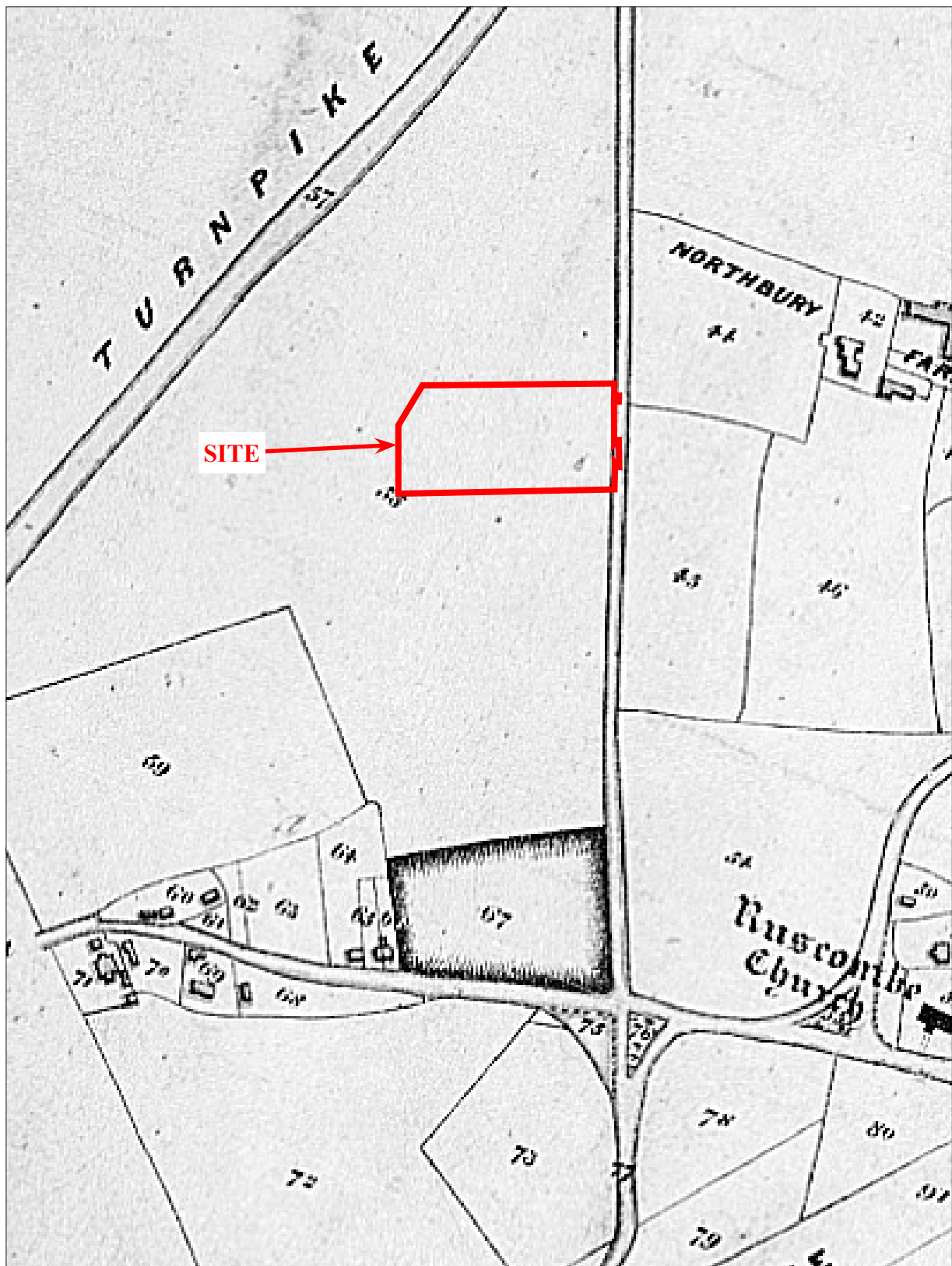


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Figure 6. Rocque's Map of Berkshire, 1761.

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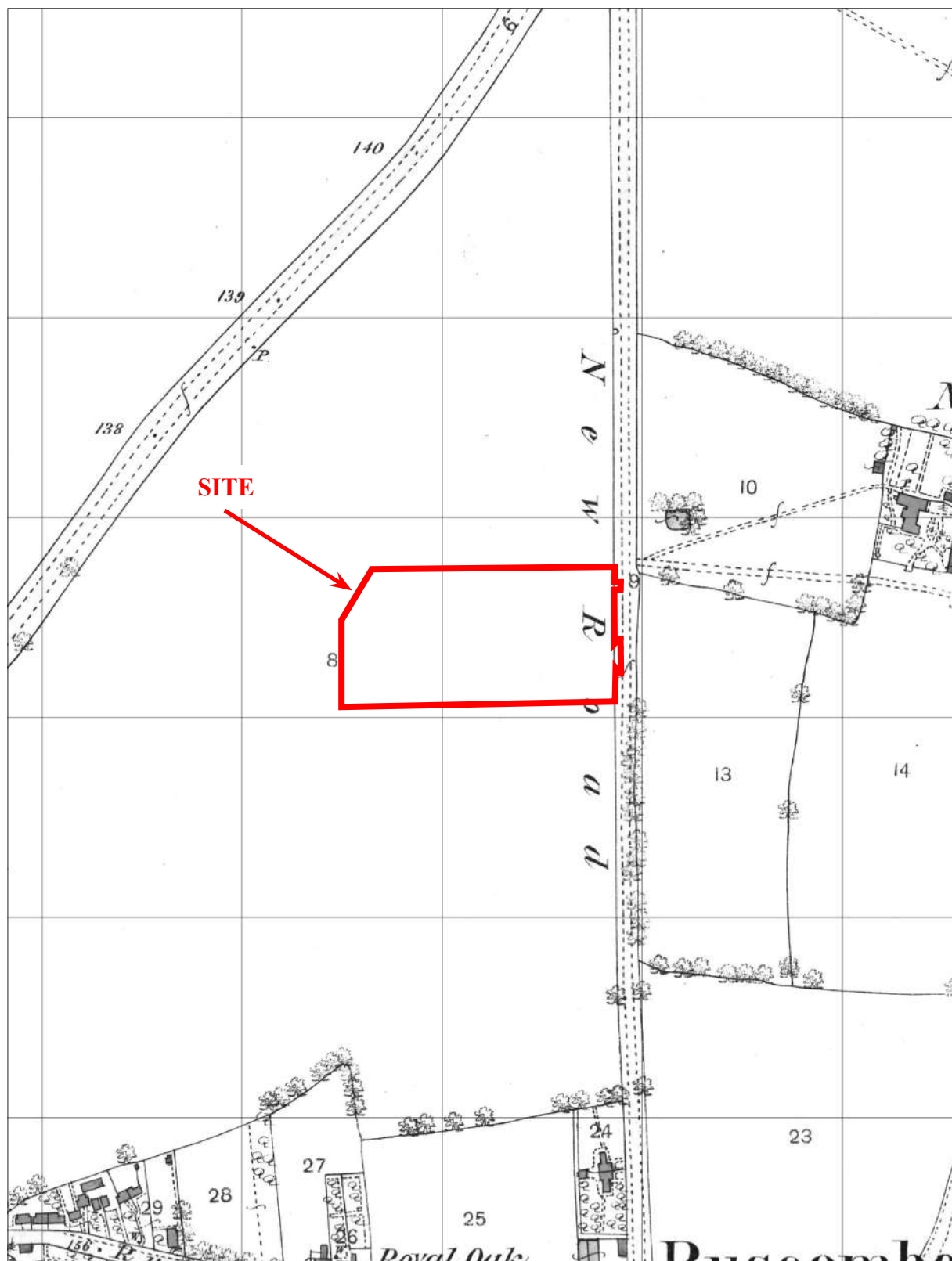


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Figure 8. Ruscombe Parish Tithe map, 1840.

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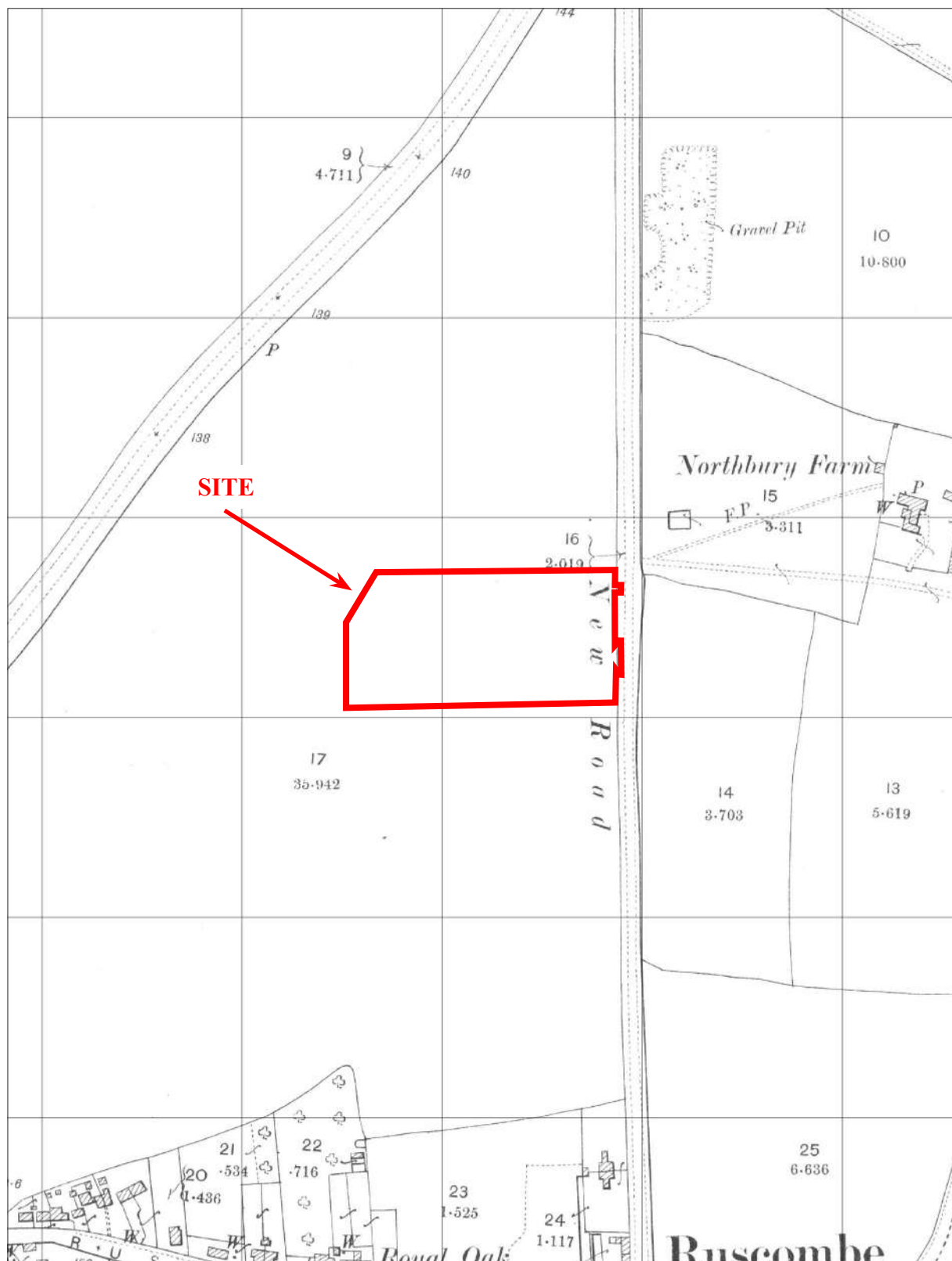


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Figure 9. Ordnance Survey, 1872.

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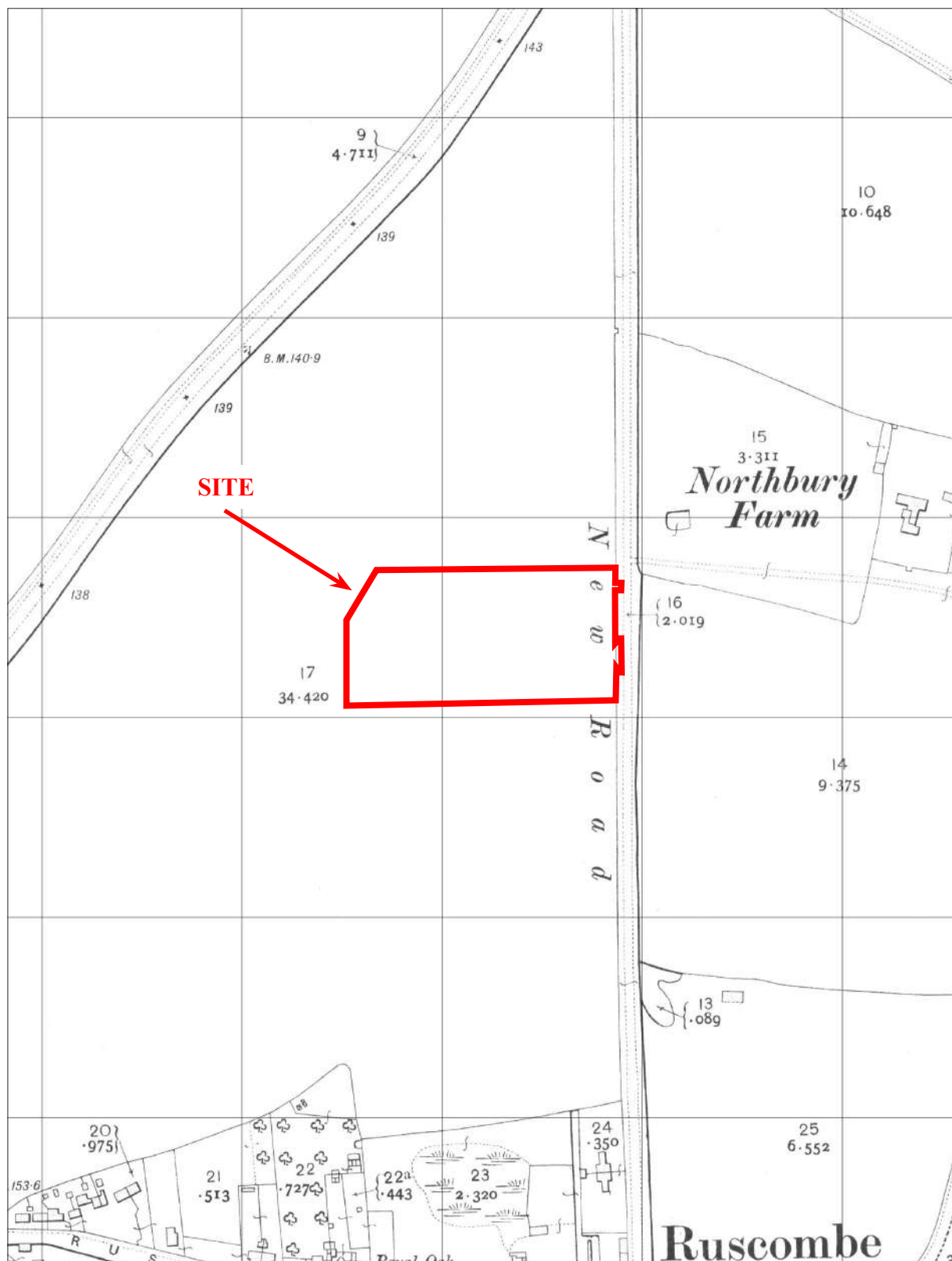


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Figure 10. Ordnance Survey, 1899.

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Figure 11. Ordnance Survey, 1912.

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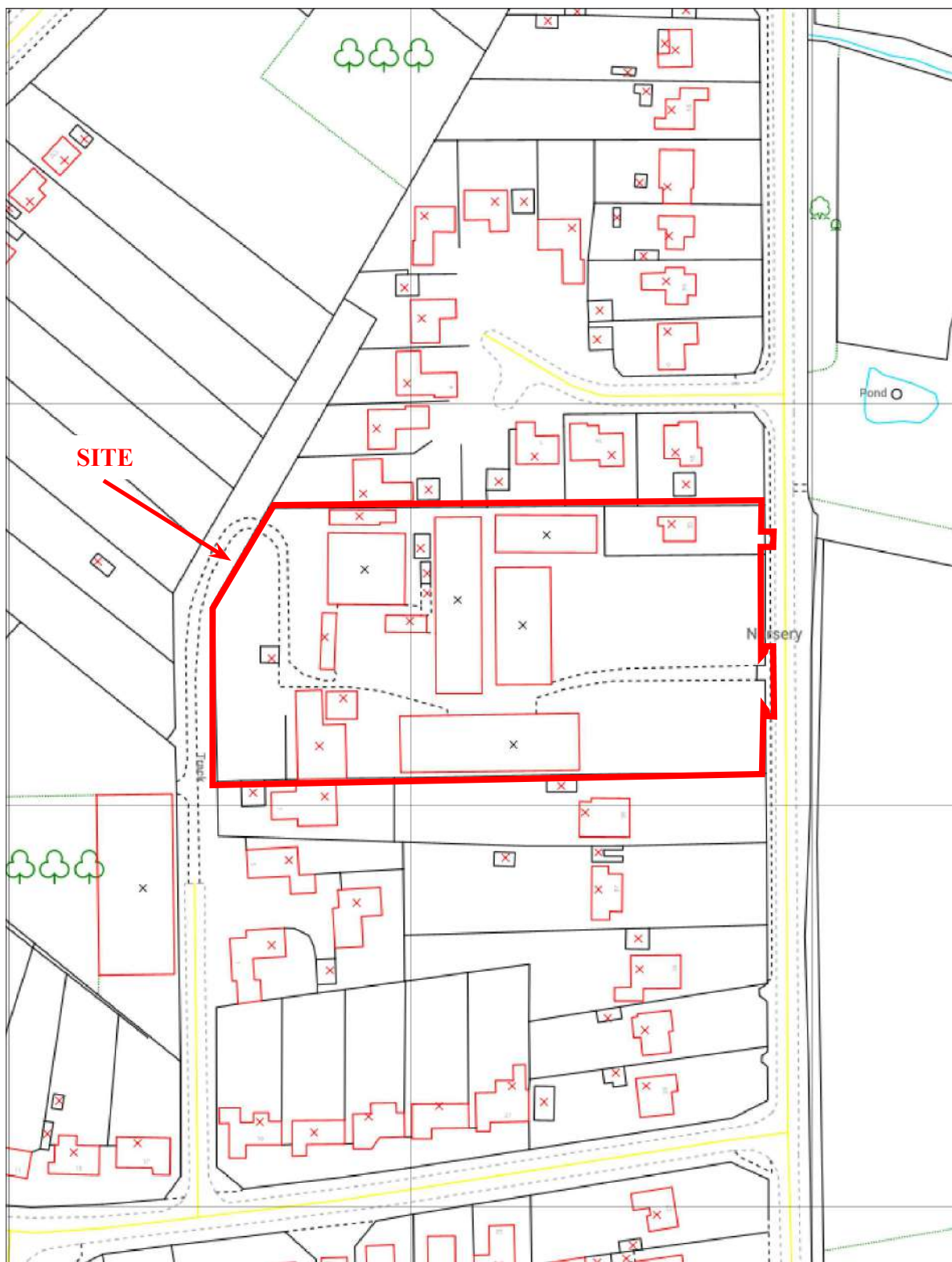


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Figure 12. Ordnance Survey, 1932.

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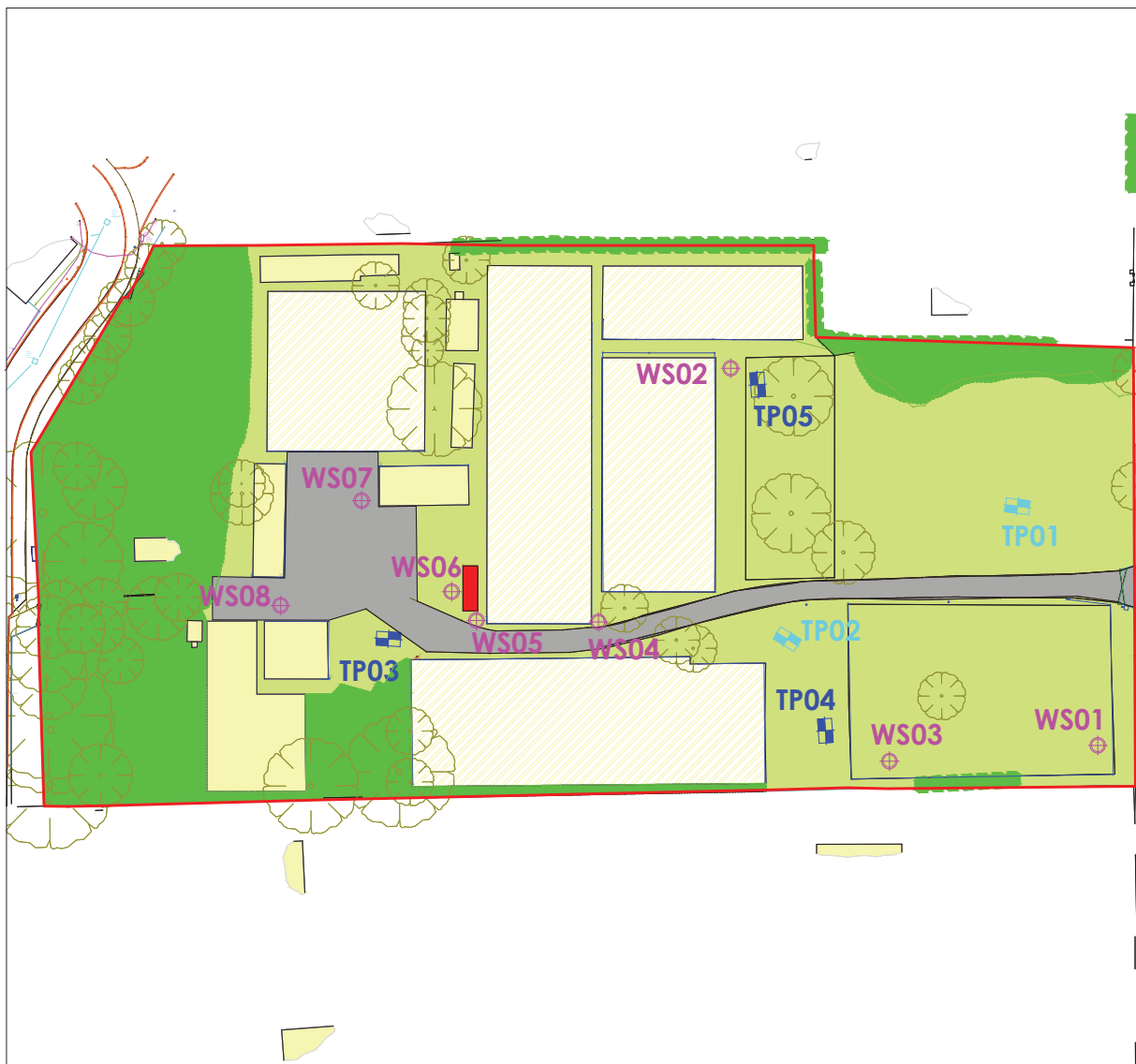


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Figure 16. Ordnance Survey, 2003.

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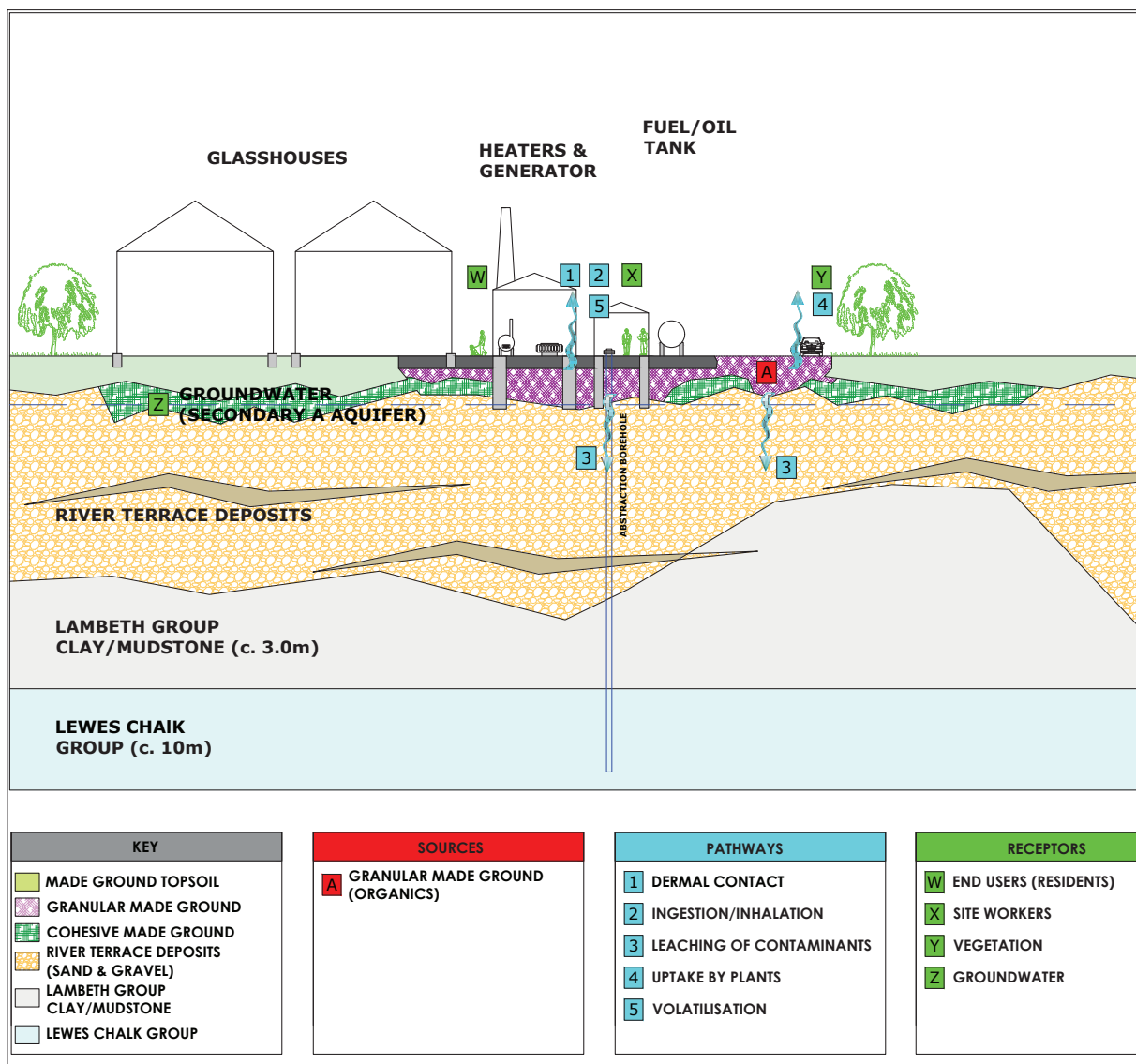


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Figure 17. Locations of geotechnical test pits and borehole
samples (LC 2023).

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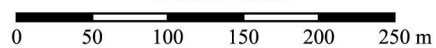


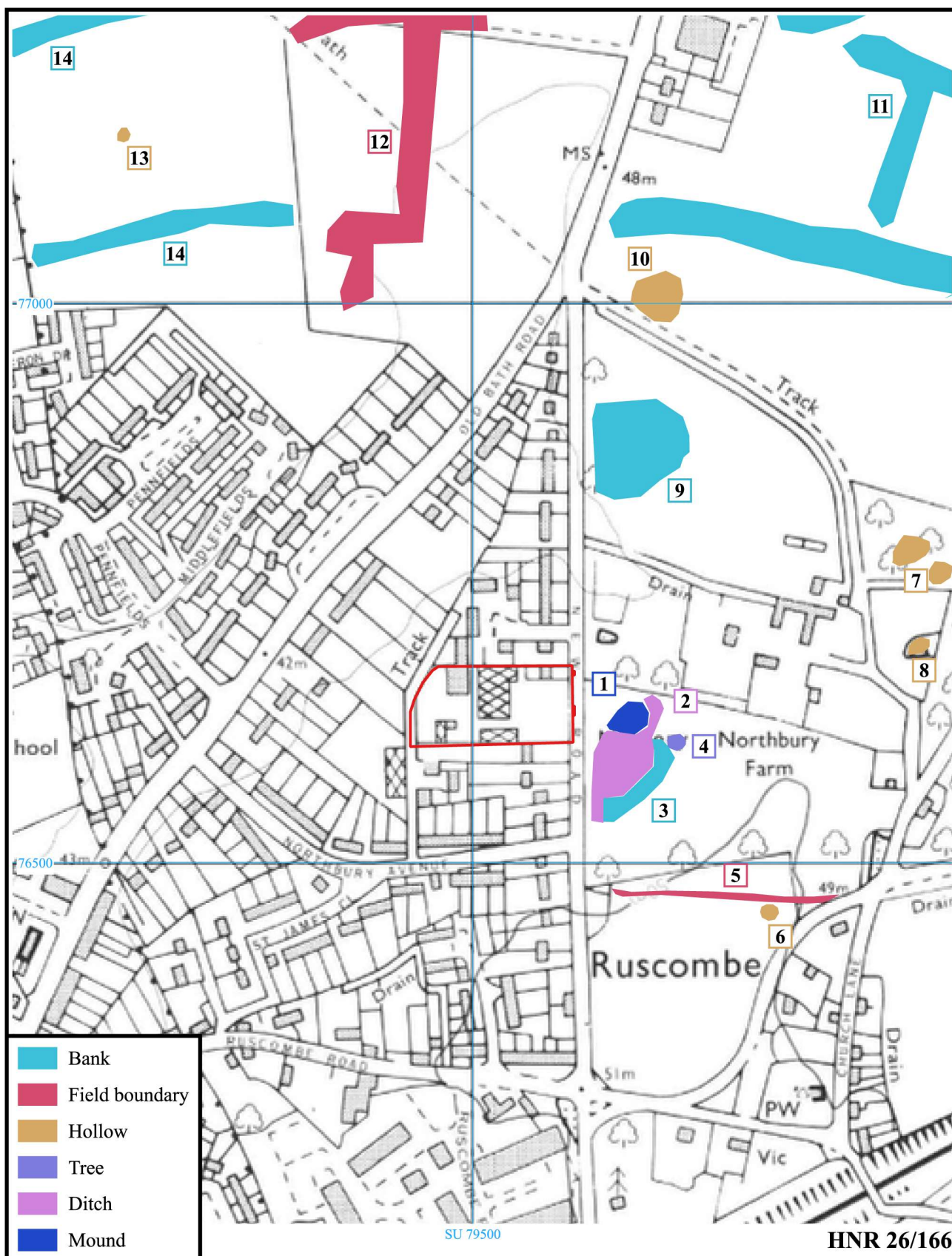
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Figure 18. Conceptual site model of geology (LC 2023).

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Figure 19. Multidirectional hillshade visualisation of LiDAR
DTM data.





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Figure 20. LiDAR data interpretation.

0 50 100 150 200 250 m

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Figure 21. Illustrative layout.

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Plate 1. View of site, looking north-west.



Plate 2. View of site, looking south-east.



Plate 3. View of site, looking west



Plate 4. View of site, looking north-west.

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Plates 1-4.

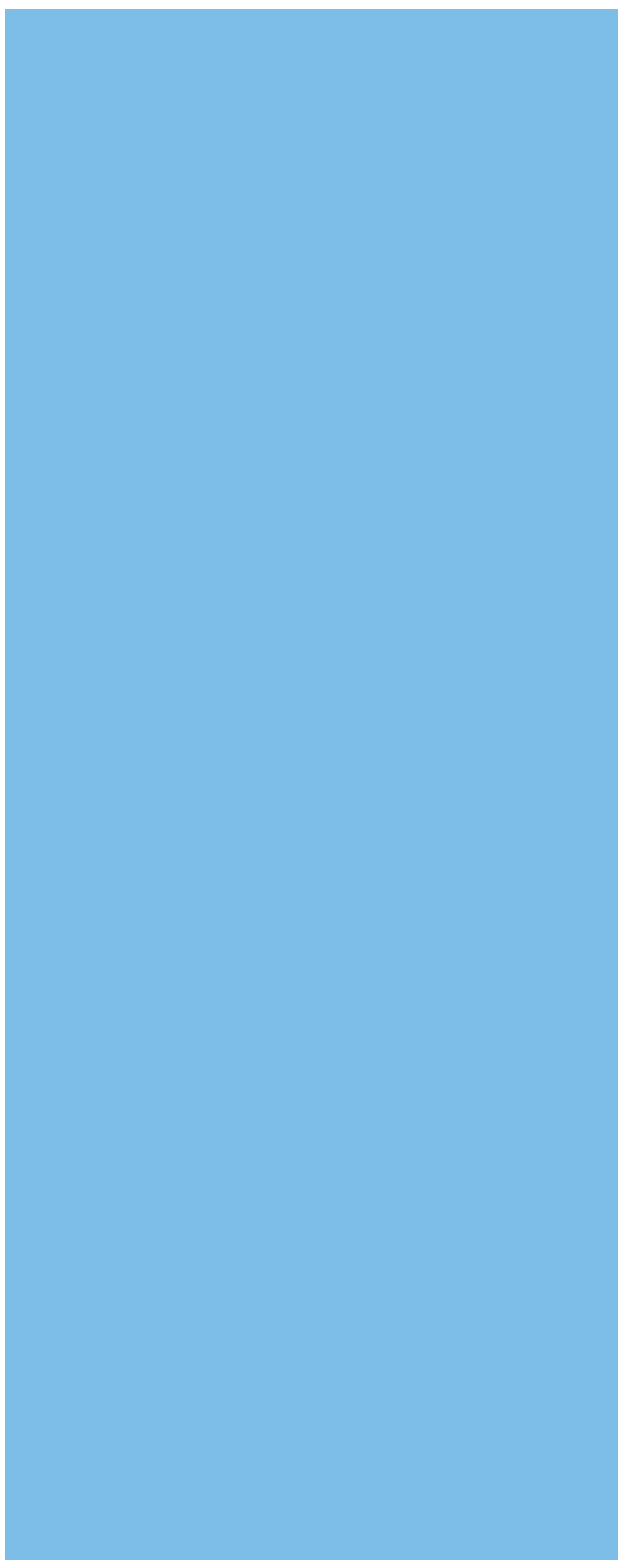
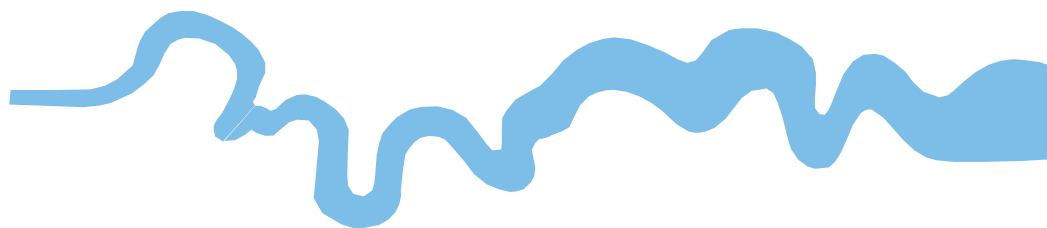
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TIME CHART

Calendar Years

Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43
	AD 1/1 BC
Iron Age: Late	100 BC
Iron Age: Middle	400 BC
Iron Age: Early	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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Web: www.tvas.co.uk**

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Brighton, Taunton, Stoke-on-Trent, Wellingborough
and Ennis (Ireland)***