
MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	260521
Address:	20 Highway, Crowthorne, Wokingham, RG45 6HE.		
Proposal:	Householder application for proposed erection of single storey outbuilding.		
Heritage Asset:	Archaeological Site - The Devils Highway Roman Road		
Site Visit Made:	No.		

Summary Of Recommendations

No objection as there are no above ground historic assets.

Please Note - It appears Berkshire Archaeology have yet to be consulted on this application.

Comments On Proposal

There are no above-ground heritage structures on the site. However, most of the rear garden at 20 Highway lies within the east–west corridor identified as the archaeological site of the Devil’s Highway Roman Road.

The proposed outbuilding would partly fall within this archaeological area. Construction works—including foundations, service installation for the WC, and provision of a roof-drainage soakaway—are likely to affect a larger area than the building’s footprint alone.

Paragraph 207 of the *NPPF (2024)* requires applicants to describe the significance of any affected heritage assets potentially impacted by the proposed development, with a level of detail proportionate to the asset’s importance. ‘Where a site on which development is proposed has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.’ There is however no such assessment submitted with this application.

Policy TB25 (Archaeology) of the *Managing Development Delivery Document* (2014) requires a detailed assessment in areas of high archaeological potential. Where preservation in situ is not practical, excavation, recording, and archiving of remains must be secured.

Date:	04/03/26	Signed:	Keith Frost Built Heritage Officer
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