



**Land North of
Arborfield Road,
Shinfield**

**Archaeology and
Heritage Assessment**

Prepared by:
**The Environmental Dimension
Partnership Ltd**

On behalf of:
**Bellway Homes Ltd (Thames
Valley)**

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Executive Summary

- S1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Bellway Homes Ltd (Thames Valley) and presents the results of an Archaeology and Heritage Assessment of Land North of Arborfield Road, Shinfield (i.e. 'the site') to inform planning proposals for residential development.
- S1 The Assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings nor is it within any conservation areas, and therefore there would be no direct impacts on designated heritage assets as a result of the site's development.
- S2 The designated heritage assets within the environs of the site solely comprise several listed buildings of varied grades.
- S3 The Assessment concludes that the proposed development of the site would not give rise to any loss of significance from any of the designated heritage assets which are located within its wider surroundings.
- S4 The site has been subject of a number of archaeological investigations, including several phases of geophysical survey and trial trenching, which have not detected any archaeological remains of any period. Based on the available evidence, this assessment has identified that the site has very low to no potential for the presence of any hitherto unidentified archaeological remains. The areas subject to geophysical survey and archaeological evaluation have no potential and require no further work. The central and northern portions of the site may warrant trial trenching to confirm the geophysics results, but there is every reason to believe this area will also be devoid of archaeological remains. Even in the unlikely event that this central portion contains remains, these are unlikely to be of such significance as to require preservation and influence determination and the masterplan.
- S5 This assessment has been prepared as per the requirements of paragraph 200 of the National Planning Policy Framework (NPPF; DLUHC, 2023), which requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail. The assessment therefore demonstrates how the proposed development of the site accords with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan, in respect of the historic environment.

Section 1 Introduction

- 1.1 This report has been prepared by The Environmental Dimension Partnership Ltd (EDP), on behalf of Bellway Homes Ltd (Thames Valley) and presents the results of an Archaeology and Heritage Assessment of Land North of Arborfield Road, Shinfield (hereafter referred to as 'the site') to inform forthcoming planning proposals for residential development.
- 1.2 The first aim of this assessment is to identify and assess the potential for development within the site to cause change to designated heritage assets, either directly or through changes within their setting, and to determine whether, and to what extent, those changes might affect their heritage significance.
- 1.3 The second aim of this assessment is to consider the available historical and archaeological information for the site and its immediate environs, and to establish its likely archaeological potential in accordance with the requirements of the National Planning Policy Framework (NPPF; DLUHC, 2023) and local planning policy.
- 1.4 In accordance with best practice guidance, desktop sources have been augmented through the completion of a site walkover survey, which was undertaken in June 2024. The Berkshire Historic Environment Record (HER) and Archives, as well as the Historic England Archives (HEA) were consulted, amongst other sources of information.

SITE LOCATION, BOUNDARIES, TOPOGRAPHY AND GEOLOGY

- 1.5 The site is located on the eastern edge of Shinfield, a village located c.5km south of Reading town centre and is centred at Ordnance Survey Grid Reference (OSGR) 473648, 167995 (**Plan EDP 1**).
- 1.6 The site measures c.7 hectares (ha) in area and comprises a large arable field, with a number of areas currently covered by overgrown scrub on its eastern corner (see **Appendix EDP 1** for site photographs). The site also includes a drainage channel that runs parallel to the Eastern Relief Road, along with an area of hardstanding and a yard with an existing agricultural building in the south-eastern corner of the site, associated with Parrot's Farm (outside of the site).
- 1.7 The site is bound by residential development associated with Oatlands Road to the west, the recent Phase 1 development to the north and Arborfield Road to the south, which creates a degree of visual enclosure. This is further emphasised by the Eastern Relief Road, which bounds the site to the east.
- 1.8 The topography of the site is relatively level averaging c.48.5m above Ordnance Datum (aOD) at its highest level in the north-western corner but having a significant drop to c.40.5m aOD in the south-eastern corner, in the area of the drainage channel.

- 1.9 The underlying geology¹ of the site comprises a sedimentary bedrock of clay, silt and sand of the London Clay Formation. Most of the site does not include superficial deposits, except for a strip along the southern edge that includes sedimentary deposits of sand and gravel of the 'River Terrace Deposits, 3 type'.

PROPOSED DEVELOPMENT

- 1.10 The proposed development comprises a full application seeking the development of 191 residential dwellings with landscaping and associated infrastructure.
- 1.11 The proposed dwellings consist of a mix of detached, semi-detached and terraced properties, as well as apartments, alongside associated car parking and garages, access roads, footpaths, drainage proposals, play space area, open space and landscaping.

¹ <https://geologyviewer.bgs.ac.uk/>

Section 2

Legislation and Planning Guidance

- 2.1 This section sets out existing legislation and planning policy, governing the conservation and management of the historic environment, of relevance to this application.

CURRENT LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

- 2.2 Sections 66(1) and 72(1) of the *Planning (Listed Buildings and Conservation Areas) Act 1990* set out the duties of Local Planning Authorities (LPA) in respect of the treatment of listed buildings and conservation areas through the planning process.

- 2.3 Section 66(1) of the 1990 Act sets out the statutory duty of the decision-maker where proposed development would affect a listed building or its setting. It sets out the statutory duty as follows:

“In considering whether to grant planning permission [or permission in principle] for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.”

- 2.4 This ‘special regard’ duty has been tested in the Court of Appeal and confirmed to require that *“considerable importance and weight”* should be afforded by the decision maker to the desirability of preserving a listed building along with its setting. The relevant Court judgement is referenced as *Barnwell Manor Wind Energy Ltd v East Northants DC*, English Heritage and National Trust (2014) EWCA Civ 137.

- 2.5 However, it must be recognised that Section 66(1) of the 1990 Act does not identify that the local authority or the Secretary of State must preserve a listed building or its setting. Neither is it the case that a proposed development that does not ‘preserve’ is unacceptable and should be refused. It is for the decision maker to evaluate and determine.

- 2.6 Although expressed in relation to setting, the discussion of ‘harm’ is of relevance in the judgement in respect of *R (Forge Field Society) v Sevenoaks District Council* (2014) EWHC 1895 (Admin), which also makes this clear at paragraph 49 when it states that:

“This does not mean that an authority's assessment of likely harm to the setting of a listed building or to [the character or appearance of] a conservation area is other than a matter for its own planning judgement. It does not mean that the weight the authority should give to harm which it considers would be limited or less than substantial must be the same as the weight it might give to harm which would be substantial. But it is to recognise, as the Court of Appeal emphasised in Barnwell, that a finding of harm to the setting of a listed building or to [the character or appearance] of a conservation area gives rise to a strong presumption against planning permission being granted. The presumption is a statutory

one. It is not irrebuttable. It can be outweighed by material considerations powerful enough to do so. But an authority can only properly strike the balance between harm to a heritage asset on the one hand and planning benefits on the other if it is conscious of the statutory presumption in favour of preservation and if it demonstrably applies that presumption to the proposal it is considering.”

- 2.7 This key point is also made in paragraph 54 of *Forest of Dean DC v Secretary of State for Communities and Local Government* (2013) EWHC 4052, i.e.:

“Section 66(1) did not oblige the inspector to reject the proposal because he found it would cause some harm to the setting of the listed buildings. The duty is directed to ‘the desirability of preserving’ the setting of listed buildings. One sees there the basic purpose of the ‘special regard’ duty. It does not rule out acceptable change. It gives the decisionmaker an extra task to perform, which is to judge whether the change proposed is acceptable. But it does not prescribe the outcome. It does not dictate the refusal of planning permission if the proposed development is found likely to alter or even to harm the setting of a listed building.”

- 2.8 In other words, it is up to the decision maker (such as the local authority) to assess whether the proposal that is before them would result in ‘acceptable change’.
- 2.9 Paragraph 205 of the NPPF (DLUHC, 2023) transposes Sections 66(1) and 72(1) of the 1990 Act into national planning policy. The balancing exercise to be performed, between the harm arising from a proposal and the benefits which would accrue from its implementation, is then subsequently presented in paragraphs 207 and 208 of the NPPF.

National Planning Policy

- 2.10 The revised NPPF was published in 2023. Section 16 sets out the government’s approach to the conservation and management of the historic environment through the planning process.
- 2.11 The opening paragraph (195) recognises that heritage assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.
- 2.12 Paragraph 200 concerns planning applications, stating that:

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

2.13 NPPF paragraph 203 is relevant when it states that:

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

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

2.14 Paragraph 205 considers the weighting given within the planning decision with regard to impacts on designated heritage assets, stating that:

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

2.15 Paragraph 206 considers the level of harmful effects on designated heritage assets and states that:

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

- a. Grade II listed buildings, or grade II registered parks or gardens, should be exceptional; and*
- b. Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional².”*

2.16 With regard to the decision-making process, paragraphs 207 and 208 are of relevance.

2.17 Paragraph 207 states that:

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

- a. The nature of the heritage asset prevents all reasonable uses of the site;*

² Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.

- b. *No viable use of 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 demonstrably not possible; and*
- d. *The harm or loss is outweighed by the benefit of bringing the site back into use."*

2.18 Paragraph 208 states that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

2.19 The threshold between substantial and less than substantial harm has been clarified in the Courts. Paragraphs 24 and 25 of *Bedford BC v Secretary of State for Communities and Local Government* (2013) EWHC 2847 are of relevance here in the way they outline the assessment of 'harm' for heritage assets:

"What the inspector was saying was that for harm to be substantial, the impact on significance was required to be serious such that very much, if not all, of the significance was drained away.

Plainly in the context of physical harm, this would apply in the case of demolition or destruction, being a case of total loss. It would also apply to a case of serious damage to the structure of the building. In the context of non-physical or indirect harm, the yardstick was effectively the same. One was looking for an impact which would have such a serious impact on the significance of the asset that its significance was either vitiated altogether [i.e. destroyed] or very much reduced."

2.20 In other words, for the 'harm' to be 'substantial', and therefore require consideration against the more stringent requirements of paragraph 207 of the NPPF compared with paragraph 202, the proposal would need to result in the asset's significance either being *"vitated altogether or very much reduced."*

2.21 Paragraph 209 refers to non-designated heritage assets identifying that:

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

2.22 In relation to non-designated heritage assets, Footnote 72 explains the exemption to the 'balanced judgement' exercise outlined in paragraph 209 in cases where:

"Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets."

Local Planning Policy

2.23 The site is located within the Local Planning Authority (LPA) of Wokingham District Council (WDC). The Local Plan is currently under review and until its adoption the current Core Strategy Development Plan Document (2010) remains in place. This document does not include any heritage related policies, but does mention the discipline in passing as part of Policy CP3 – General Principles for Development, which states:

“Planning Permission will be granted for proposals that:

- a. Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;*
- b. Provide a functional, accessible, safe, secure and adaptable scheme;*
- c. Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- d. Maintain or enhance the ability of the site to support fauna and flora including protected species;*
- e. Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;*
- f. Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*
- g. Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;*
- h. Contribute towards the provision of an appropriate sustainable network of community facilities;*
- i. Do not lead to a net loss of dwellings and other residential accommodation or land; and*
- j. Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.*

2.24 The Wokingham Borough Council’s Managing Development Delivery (MDD) provides a greater level of detail about how the vision in the Core Strategy will be delivered in practice (adopted February 2014). There is one policy relevant to this report:

“Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and gardens, Scheduled Ancient Monuments and Conservation Areas)

1. *Historic parks and gardens, scheduled monuments and Conservation areas are shown on the policies map.*
 2. *The borough council will conserve and seek the enhancement of Designated heritage assets in the borough and their settings by:*
 - a. *Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, conservation area, monument or park and garden including its setting and views.*
 - b. *Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.*
 3. *Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme."*
- 2.25 The site is also included within the Arborfield and Barkham Neighbourhood Plan 2019-2036, which includes Policy IR54: Protection and Enhancement of the Historic Character of the Area that states:
1. *"Development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically:*
 - a. *Arborfield Cross Conservation Area*
 - b. *Chamberlain's Farm Area of Special Character*
 - c. *The Barkham Street Area of Special Character*
 - d. *The local historic environment, including the setting of Listed buildings, Scheduled Monuments and other historically significant buildings*
 2. *Locally valued heritage assets have been identified in the plan as follows (see Map K) and development proposals should protect and enhance them where possible:*
 - a. *The historic chestnut avenue in Arborfield, linking The Old Rectory to the remains of the old church.*
 - b. *The lime grove at Nashgrove Ride in Barkham.*
 - c. *Carters Hill*
 - d. *The granary in Barkham Street"*
- 2.26 The site is not within any of the areas mentioned within this policy nor does it include any of the locally valued heritage assets mentioned.

- 2.27 The site is also included within the Shinfield Neighbourhood Plan (SNP), which was 'made' in February 2017 and covers the period 2016–2026. There are no heritage specific policies, with 'heritage' only being mentioned in one paragraph within section 15 Natural and Historic Environment.
- 2.28 The plans and policies listed above have all been considered in the preparation for this assessment.

Section 3

Methodology

ASSESSMENT METHODOLOGY

- 3.1 This report has been produced in accordance with the Standard and Guidance for Historic Environment Desk-based Assessment issued by the Chartered Institute for Archaeologists (CIfA 2020). These guidelines provide a national standard for the completion of desk-based assessments.

Archaeological Methodology

- 3.2 The assessment principally involved consultation of readily available historical information from documentary and cartographic sources derived from a 'study area' extending up to 1km, measured from the boundaries of the site to allow for the relevant contextual information regarding its historical and archaeological interests and/or potential to be gathered. The major repositories of relevant information comprised:
- Information held by the Berkshire HER on known archaeological sites and monuments, within the site and study area;
 - Maps and documents held by the Berkshire Archives and Local Studies, The Genealogist³, Envirocheck⁴ and other online sources;
 - The National Heritage List for England (NHLE) curated by Historic England;
 - Aerial photographs held by the HEA as well as available online sources, such as the Britain From Above⁵ and the National Collection of Aerial Photography (NCAP)⁶ websites;
 - Grey literature for the several programs of archaeological works already undertaken within the site, comprising:
 - Shinfield Village Proposals, Archaeological Evaluation Report (OAU, 1999);
 - Archaeological Geophysical Survey of the Proposed Shinfield Bypass Route and land at Ryeish Green, Berkshire (NA 2008);
 - Eastern Relief Road, Shinfield, Wokingham Borough Archaeological Evaluation (CA 2009);
 - Land south of Cutbush Lane, Shinfield, Reading, Geophysical Survey Report (MS 2018); and

³ <https://www.thegenealogist.co.uk/>

⁴ <https://app.envirocheck.co.uk/envirocheck/>

⁵ <https://www.britainfromabove.org.uk/>

⁶ <https://ncap.org.uk/>

- Land south of Cutbush Lane/North of Arborfield Road, Shinfield, Reading, Berkshire, Archaeological Desk Based Assessment (CgMs 2018).
 - Varied online sources;
 - Analysis of LiDAR information held by the Environment Agency (EA)⁷; and
 - Previous assessments of the locality undertaken by EDP, if available.
- 3.3 It should be noted that this assessment analysed all the data provided by the HER and reproduces only what is deemed to be relevant for its scope.
- 3.4 The information gathered from the repositories and sources identified above was checked and augmented through the completion of a site visit and walkover undertaken in June 2024. This walkover considered the nature and significance of known and/or potential archaeological assets within the site, identified visible historic features and assessed possible factors that may affect the survival or condition of known or potential archaeological assets.

Settings Assessment Methodology

- 3.5 In addition, this report also considers the nature and significance of any effects on the settings of designated heritage assets located within the wider influence of the site. In this regard, the site walkover included visits to designated heritage assets beyond the site boundary and considered, where appropriate, their significance, setting and the existing contribution made by the land within the site to their significance.
- 3.6 The setting assessment process employed current Historic England (HE) guidance, which is set out in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (HE 2017). This provides best practice guidance for the identification and assessment of potential setting issues in the historic environment.
- 3.7 When assessing the impact of proposals on designated heritage assets, it is not a question of whether there would be a physical impact on that asset, but instead whether change within its 'setting' would lead to a loss of 'significance'.
- 3.8 In simple terms, setting is defined as "*the surroundings in which a heritage asset is experienced*" (DLUHC 2023). It must be recognised from the outset that 'setting' is not a heritage asset and cannot itself be harmed. Its importance relates to the contribution it makes to the significance of the heritage asset.
- 3.9 Historic England guidance identifies that "*change to heritage assets is inevitable, but it is only harmful when significance is damaged*" (HE 2015).
- 3.10 In that regard, 'significance' is defined in Annex 2 of the NPPF as "*the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic.*"

⁷ <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>

- 3.11 As such, when assessing the indirect impact of proposals on designated heritage assets, it is not a question of whether setting would be affected, but rather a question of whether change within an asset's 'setting' would lead to a loss of 'significance' based on the above 'heritage interest' as defined in the NPPF.
- 3.12 Set within this context, it is necessary to first define the significance of the asset in question, and the contribution made to that significance by its 'setting', in order to establish whether there would be a loss and therefore harm. The guidance identifies that change within a heritage asset's setting need not necessarily cause harm to that asset and that it can be positive, negative or neutral.
- 3.13 In light of the above, the assessment of potential setting effects, arising from the proposed scheme, has followed the guidance set out in Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets published by Historic England in 2017. This guidance (HE 2017) observes that *"The NPPF makes it clear that the extent of the setting of a heritage asset is not fixed and may change as the asset and its surroundings evolve"*.
- 3.14 The guidance also observes that *"elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate the significance or may be neutral"*.
- 3.15 The guidance states that the importance of setting *"lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance."*
- 3.16 It goes on to note that:
- "...all heritage assets have significance, some of which have particular significance and are designated. The contribution made by their setting to their significance also varies. Although many settings may be enhanced by development, not all settings have the same capacity to accommodate change without harm to the significance of the heritage asset or the ability to appreciate it."*
- 3.17 Whilst identifying that elements of an asset's setting can make an important contribution to its significance, the guidance states that *"setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated"*. It continues by adding that *"conserving or enhancing heritage assets by taking their settings into account need not prevent change; indeed change may be positive..."*.
- 3.18 On a practical level, the Historic England guidance (2017) identifies an approach to assessing setting, which is based on a five-step procedure; i.e.:
- Step 1: Identify which heritage assets and their settings are affected;
- Step 2: Assess the degree to which these settings make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated;
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance or the ability to appreciate it;
- Step 4: Explore ways of maximising enhancement and avoid or minimise harm; and

Step 5: Make and document the decision and monitor outcomes.

3.19 As far as Step 2 is concerned, the guidance makes the following observations:

“The second stage of any analysis is to assess whether the setting of a heritage asset makes a contribution to its significance and the extent and/or nature of that contribution...this assessment should first address the key attributes of the heritage asset itself and then consider:

- *The physical surroundings of the asset, including its relationship with other heritage assets;*
- *The asset’s intangible associations with its surroundings, and patterns of use;*
- *The contribution made by noises, smells, etc. to significance; and*
- *The way views allow the significance of the asset to be appreciated.”*

3.20 Thereafter, the guidance notes that: *“This assessment of the contribution to significance made by setting will provide the baseline for establishing the effects of a proposed development on significance, as set out in ‘Step 3’...”*.

3.21 Having established the baseline, the following guidance is provided in respect of an assessment of the effect upon ‘setting’, i.e.:

“In general, the assessment should address the attributes of the proposed development in terms of its:

- *Location and siting;*
- *Form and appearance;*
- *Wider effects; and*
- *Permanence.”*

3.22 In light of the above, the assessment of potential setting effects, employed in the preparation of this report, focused on the completion of a site survey, which was undertaken in June 2024 and concentrated on the following main areas:

- Identifying those heritage assets that could potentially be affected by the proposed development and the manner (if any) in which they would be affected (Step 1);
- Defining the contribution made to their significance by their setting (Step 2);
- Assessing whether the site forms a part of their setting, and therefore whether it contributes to their significance or to an ability to appreciate it (part of Step 2); and
- Assessing the potential effects of development on their setting and whether that would result in harm to their significance or to an ability to appreciate it (Step 3).

- 3.23 Step 4 of the assessment process is reflected in the development design and Step 5 of the assessment process is not within the remit of this report.
- 3.24 As far as identifying the heritage assets potentially affected by the proposed scheme is concerned, due consideration has been given to the following factors, which are considered to influence the potential for the setting of heritage assets to be materially affected: (1) the proximity of the site to central Shinfield and the modern developments on its north/north-east and south-west edges; (2) the influence of the local topography, and built and vegetated environment; (3) consideration of the character and setting of surrounding designated assets; and (4) the scale of the proposed development. Given these considerations, a 1km radius study area for the setting was considered reasonable.
- 3.25 The report then draws conclusions regarding the potential for development within the site to affect the significance of the heritage assets.
- 3.26 In light of the above, this report has been prepared in a robust manner, employing current best practice professional guidance and giving due regard to the methodology detailed above.

LIDAR ANALYSIS

- 3.27 Existing Environment Agency LiDAR data was analysed with the specific aim of clarifying the extent of any potential archaeological remains.
- 3.28 Airborne LiDAR data (light detection and ranging) was utilised as a source of primary data for the current assessment. LiDAR scanning records height data and has applications in the recording of archaeological earthworks.
- 3.29 Environment Agency LiDAR Digital Terrain Model (DTM) tiles were obtained from the Defra Data Services Platform, under the Open Government Licence v3.0. The data was available at 1m resolution, surveyed in 2022, for most of the study area.
- 3.30 The tiles were downloaded in ASCII (.asc) format, with each .asc file covering an area measuring 100 x 100m-square. The Environment Agency state that their specifications for LiDAR data requires absolute height error to be less than +/-15cm, and relative error to be less than +/-5cm (EA, 2016). The planar accuracy of the data is guaranteed to +/- 40cm (absolute), while relative planar accuracy depends on the altitude of the survey aircraft but can generally be said to be +/-20cm (ibid).
- 3.31 The LiDAR .asc files contain British National Grid as the 'native' coordinate reference system.
- 3.32 Where necessary, the tiles were combined into a mosaic raster dataset using QGIS 3.28 and exported as a TIFF.
- 3.33 The DTM was processed using the Relief Visualisation Toolbox (ver. 1.3 ZRC SAZU, 2016) to create a number of visualisations including a multi-direction hillshade and local relief model following Historic England guidelines (HE 2010) and guidance in Airbourne Laser Scanning Raster Visualisation: A guide to good practice (Kokalj and Hesse 2017). The

parameters were set to those appropriate for the topography of the area. The output images from the RVT software were then imported into the QGIS 3.28 where further settings manipulation was undertaken to enhance the visualization for archaeological feature detection.

- 3.34 This software allows for a range of visualisation techniques to be applied to the data. Different techniques have varying degrees of successful application, depending on the nature of the environment where the data was collected. As such, the whole suite of visualisations was produced and then the individual images appraised as to their usefulness in the current context. This appraisal identified that of the visualisation techniques multiple direction hill-shades produced the best quality and most useful imagery for the archaeology assessment but for comparison purposes open negative and positive models are also reproduced.

Section 4 Heritage Resource

INTRODUCTION

- 4.1 This section details and contextualises the known designated and non-designated heritage assets within and around the site.
- 4.2 The site does not contain any designated heritage assets such as scheduled monuments or listed buildings, and does not extend within any world heritage sites, registered parks and gardens, registered battlefields or conservation areas. Several designated assets are located within the study area, which are shown on **Plan EDP 1** and are discussed in further detail below and in **Section 5** as appropriate.
- 4.3 In terms of non-designated archaeology, the HER records several programs of investigation within the site that revealed no archaeological remains within the site. The HER also records an extensive number of archaeological records within the wider study area. The locations of these records and previous archaeological works are displayed on **Plans EDP 2** and **3**.
- 4.4 In addition, extracts of lidar and historic mapping are included as **Plans EDP 4** to **7**.

DESIGNATED HERITAGE ASSETS

- 4.5 As mentioned, the site does not contain any designated heritage assets such as scheduled monuments or listed buildings, and does not extend within any world heritage sites, registered parks and gardens, registered battlefields or conservation areas.
- 4.6 Within the study area there are 11 listed buildings, 1 at Grade I and the remaining at Grade II. These comprise:
- Grade I listed Church of St Mary (NHLE ref. **1118131**) located c.640m to the west of the site;
 - Grade II listed The School (NHLE ref. **1136149**) located c.290m to the south-west of the site;
 - Grade II listed Barn Adjoining Cutbush (NHLE ref. **1136129**) located c.605m to the north of the site;
 - Grade II listed Cutbush (NHLE ref. **1118135**) located c.625m to the north of the site;
 - Grade II listed Granary in Garden of Church Farmhouse Approximately 8m to south-west (NHLE ref. **1136103**) located c.645m to the west of the site;
 - Grade II listed Church Farmhouse (NHLE ref. **1118132**) located c.660m to the west of the site;

- Grade II listed Bridge House (NHLE ref. **1118159**) located c.670m to the east of the site;
- Grade II listed Lane End Farmhouse (NHLE ref. **1136186**) located c.700m to the north-west of the site;
- Grade II listed Barn approximately 50m south of Oldhouse Farmhouse (NHLE ref. **1136136**) located c.730m to the north-east of the site;
- Grade II listed Milton Sandford Restaurant (NHLE ref. **1312966**) located c.755m to the west of the site; and
- Grade II listed Oldhouse Farmhouse (NHLE ref. **1118136**) located c.780m to the north-east of the site.

4.7 All of the assets mentioned have been marked on **Plan EDP 1**.

4.8 There are no other classes of designated heritage assets within the site or the study area. Those subject to detailed assessment in relation to their setting and contribution to significance are discussed in further detail in **Section 5**.

NON-DESIGNATED HERITAGE ASSETS

4.9 There are various non-designated heritage assets in Shinfield as identified by the HER. These do not have any statutory framework underpinning their protection but do represent recognised heritage assets of local significance or value.

4.10 Currently there is no local list of buildings for the area of Shinfield.

4.11 Data from the HER identifies archaeological sites and artefact findspots within a 1km radius of the site. These sites and artefact findspots are described below in chronological order and illustrated on **Plans EDP 2** and **3**.

ARCHAEOLOGY

Previous Works

4.12 A considerable amount of archaeological fieldwork has previously been carried out within the study area. Previous investigations, which included desk-based assessments as well as a range of intrusive works, such as watching briefs, trial trench evaluations and excavations, are illustrated on **Plan EDP 2**. Those of relevance to this assessment will be discussed chronologically in their respective period section.

Within the Site

4.13 The site has been thoroughly investigated through a number of phases of fieldwork. A summary of the results of the works undertaken is included below as well as the implications of these investigations for the currently proposed development.

1990 Loddon Valley Survey

- 4.14 A broad ranging fieldwalking survey was undertaken within Shinfield and included the site (**ERM349**). This identified a number of scattered flint flakes (**MWK15213**, **MWK15214**, and **MWK15217**) within the site, most likely scattered during the intense ploughing the site has been subjected to since the 19th century.

1997 Aerial Photography Survey

- 4.15 An aerial photograph survey (**EWK118**) was undertaken as part of a cultural heritage assessment. Several areas of cropmarks were identified within the site and to the east. No report is available on the HER for this event and there are no mapped features included as part of the HER record search. Regardless, as mentioned in **Section 3** of this report, the aerial photographs available for the site at the HEA were reviewed.

1999 Archaeological Evaluation

- 4.16 The southern end of the site was part of area 'R3g' of a series of evaluations around Shinfield (**EWK96**, **Image EDP 4.1**) undertaken in 1999 in association with the Shinfield Village Proposals. No archaeological features were identified within the site (OAU 1999).

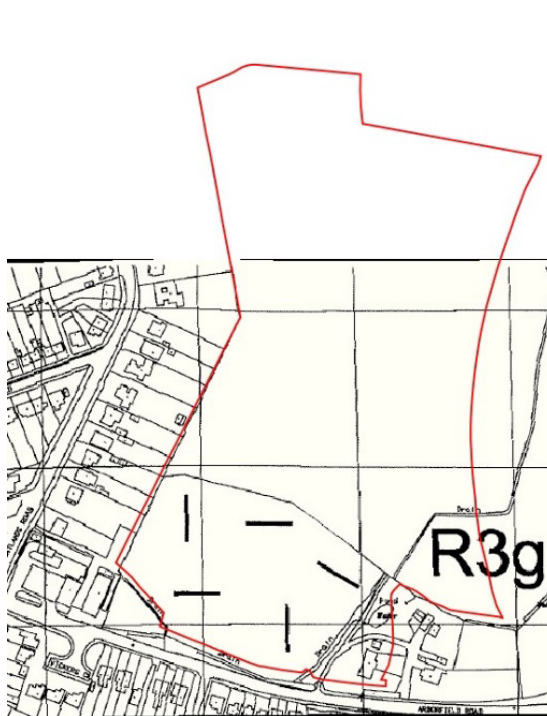


Image EDP 4.1: Location of trenches on area R3g of the 1999 archaeological evaluation (OAU 1999) and current site boundary (in red).

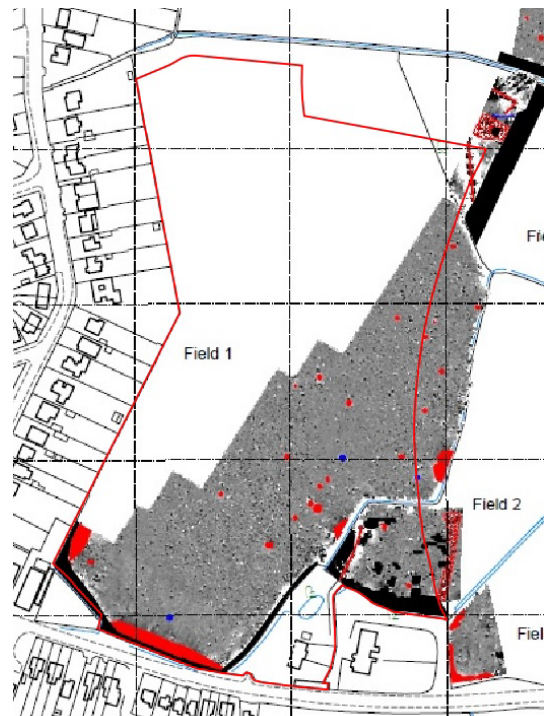


Image EDP 4.2: 2008 Geophysical survey results (NA 2008) and current site boundary (in red).

2008 Geophysical Survey

- 4.17 A geophysical survey was undertaken as part of the investigations for the proposed Shinfield bypass route, which included the southern and eastern parts of the site (**ERM916**, **Image EDP 4.2**). Very little was found other than widely dispersed anomalies indicative of agricultural activity such as old field boundaries (**MRM16217**). An overall poor correlation

between features and cropmarks was noted on the interpretation but no actual mapping of the features was included (NA 2008).

2009 Archaeological Evaluation

- 4.18 An archaeological evaluation in association with the Shinfield Eastern Relief Road undertaken by Cotswold Archaeology in 2009 (**ERM1142**) included the eastern side of the site (see **Image EDP 4.3**). The works did not reveal any archaeology but identified a former post-medieval field boundary (**MRM16415**). Overall the trenching found exactly what the geophysics had predicted and therefore this suggests the geophysics works well on this geology.

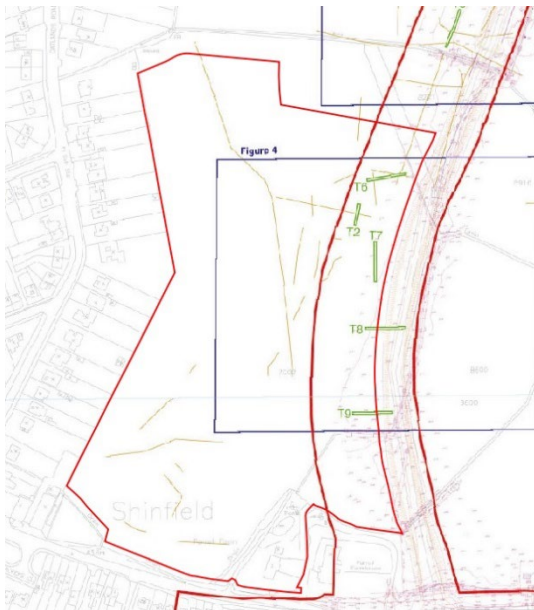


Image EDP 4.3: Extract of the trench locations on the 2009 archaeological evaluation with the current site boundary. Trench locations in green and geological anomalies in brown.

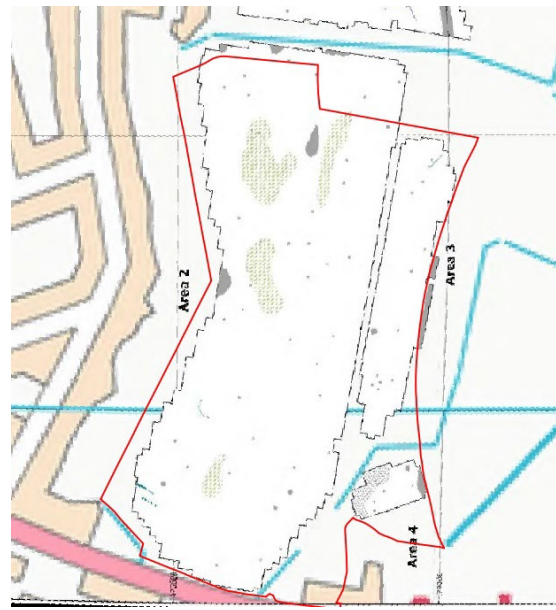


Image EDP 4.4: Extract of the 2018 Geophysical survey results (MS 2018) and current site boundary (in red)

2018 Geophysical Survey

- 4.19 The whole site was subject to a desk-based assessment (CgMs 2018) followed by a geophysical survey in 2018 (**ERM2155**) as a part of a wider development site which extended further to the north.
- 4.20 The site comprised Areas 2, 3 and 4 (**Image EDP 4.4**) and the results are characterised by agricultural and modern activity, as well as natural variations in the geology. No anomalies of possible or probable archaeological origin have been recorded. Agricultural activity has been identified in the form of former field boundaries recorded on historic maps, as well as ploughing trends. Modern activity has been recorded, likely to be related with activities associated to the greenhouse previously located on site (MS 2018).

Conclusions

- 4.21 The site has been subject of a number of archaeological investigations, including several phases of geophysical survey and trial trenching, which have not detected any archaeological remains of any period. Based on the available evidence, this assessment has identified that the site has very low to no potential for the presence of any hitherto unidentified archaeological remains. The areas subject to geophysical survey and archaeological evaluation have no potential and require no further work. The central and northern portions of the site may warrant trial trenching to confirm the geophysics results, but there is every reason to believe this area will also be devoid of archaeological remains. Even in the unlikely event that this central portion contains remains, these are unlikely to be of such significance as to require preservation and influence determination and the masterplan.



Image EDP 4.5: The location of the various evaluation trenches, from the previous archaeological works summarised above (in green), for reference.

- 4.22 Given the knowledge available for the site itself, and for completeness, only a summary of the available HER data, by historical period, is included below.

Prehistoric (Palaeolithic–Iron Age, c.500,000 BC–AD 43) and Roman (AD 43–410)

- 4.23 Within the study area the HER records extensive evidence for settlement and agricultural uses during the prehistoric period and spanning into the Roman period, as well as extensive findspots scattered throughout. Most notably these include:

- Late Neolithic/Early Bronze Age barrow and two later Early Bronze Age cremation pits (**MRM18556**) located c.830m to the south-west of the site;
- Iron Age settlements (**MRM18614**) c.770m and 810m to the south-west of the site;
- Iron Age to Roman settlement features (**MRM17681**) c.360m to the north and c.865m (**MRM18345**) to the south of the site; and
- Sections of Roman Road located c.600m and 1.2km (**MWK4818**) to the east of the site.

- 4.24 Regardless of these records from the study area, none of the previous investigations of the site have identified any prehistoric or Roman archaeology with the exception of scattered flints, which only suggest transient hunter-gathered activity. Whilst not all of the site has been subject to trial trenching, where it has been, the results have confirmed the efficacy of geophysical survey on this geology. As such, the eastern and southern parts of the site (which have been trenched), have no potential for remains from this period, and the western and northern parts (which are yet to be trenched) have no more than a low potential.

Early Medieval (AD 410–1066)

- 4.25 There are no known remains of the early medieval period recorded within the site or within the study area.
- 4.26 There is no expectation that, given the known results of investigations within the site, any hitherto remains of the period are to be present within the areas of the site that have not been fully evaluated. As with the above periods, there is no potential for hitherto undiscovered remains within the areas already investigated and very low where only the geophysical survey was undertaken, due to proven reliability of its results and lack of anomalies detected.

Medieval (AD 1066–1485), Post-medieval (AD 1485–1837) and Modern (AD 1837–Present)

- 4.27 There are no previously recorded remains of the medieval, post-medieval or modern periods within the site.

- 4.28 Shinfield is recorded in the Domesday⁸ survey as a settlement predating the Norman Conquest in the hundred of Charlton and the county of Berkshire. It had a recorded population of 15 households in 1086 and belonged to King William.
- 4.29 The amount of evidence for these periods is also substantial, with the exception of the modern period, for which there are no entries. The evidence is related to settlement and agricultural practices and uses (i.e. field systems, drainage features, etc.). A few notable examples comprise:
- Medieval ditches c.630m to the south-west (**MWK1106**) of the site;
 - Medieval occupation c.840m to the west/north-west (**MRM16342**), c.530m to the west (**MRM16352**) and c.670m to the north-west (**MRM18564**) of the site;
 - Medieval to post-medieval field systems (**MRM17682**) c.430m to the north of the site; and
 - Post-medieval field system (**MRM18541**) c.820m to the north-east of the site.
- 4.30 Even though the general study area clearly has potential for hitherto undiscovered remains of the medieval to modern, given the knowledge available for the site, it is very unlikely that any such remains will be located within the areas of the site that have not been subject to trenching yet. As with the above periods, there is no potential for hitherto undiscovered remains within the areas already investigated and very low where only the geophysical survey was undertaken, due to proven reliability of its results and lack of anomalies detected. It is also worth noting that these are periods where locations of settlements are well understood and there is no evidence to suggest the site was in use for anything other than agricultural uses (namely as arable, see below for the historic map analysis).

Unknown or Undated

- 4.31 The HER records a substantial amount of unknown or undated features within the study area, recorded from cropmark evidence or from actual archaeological interventions that have not been fruitful (i.e. they have not provided any datable evidence). Examples of this can be found c.920m to the (**MRM18603**), c.660m to the (**MRM18281**), c.930m to the (**MRM18312**) and c.610m to the (**MRM16481**) to the site.
- 4.32 These finds, although in a large number, are not considered to change or elevate the archaeological interest and/or potential of the site described in the preceding sections due to their significant distance from the site and their nature as well as due to the known results of investigations within the site. For this reason, and for practicality, although they are marked on **Plan EDP 3**, they will not be discussed individually.

HISTORIC LANDSCAPE CHARACTERISATION

- 4.33 The HER has identified the site as consisting of '*Agricultural farmland east of Shinfield*' (HRM4069). The characteristics of this Historic Landscape Characterisation (HLC) type are

⁸ <https://opendomesday.org/>

medium-sized irregular fields, with field boundaries formed by ditches and drains, representing the organic growth of pre-19th century fields.

- 4.34 A very small area on the south-eastern corner of the site is categorised as '*grassland around the River Loddon*' (HRM3903).
- 4.35 However, when the analysis of historic cartography is taken into account, the site seems to be more a production of modern alterations (post mid-19th century) to earlier field patterns, having been progressively amalgamated by the 1st Edition Ordnance Survey map (see Cartographic Sources for the historic map analysis).
- 4.36 The categories are quite common within the locality and are not considered to be of heritage significance in and of themselves. It is then concluded that in terms of the HLC value the site is therefore considered to very low to negligible.

LIDAR ANALYSIS

- 4.37 As previously mentioned, and discussed throughout the period sections, LiDAR data for the site and study area was analysed for this assessment. The only feature visible comprises the modern ploughing clearly visible throughout the whole of the site (**Plan EDP 4**).

CARTOGRAPHIC SOURCES

- 4.38 The first available map to portray the site with a good level of accuracy corresponds to the 1756 Shinfield Manor Estate Map⁹ (**Plan EDP 5**). The map shows the site divided into several plots of land divided by treed hedgerows. The south-western field is divided into narrow plots. Parrot's Farm (**MWK15635**) is also already mapped to the south-east of the site.
- 4.39 The following map is the 1838 tithe map for the parish of Shinfield¹⁰ (**Plan EDP 5**) shows vaguely the same plot arrangement. A summary of the associated apportionment is included in **Table EDP 4.1**.

Table EDP 4.1: Summary of Apportionment of Tithe Map

Plot no	Ownership	Tenant	Name and Land use
178	Ebenezer Fuller Maitland	Jonathan Elliott Junior	Parrot Farm House Barns Stables Outbuildings Yard and Garden
179	Alexander Cobham Cobham	Ann Pither	Ilbury Pightle – Arable
180		William Shackel	Close Adjoining Ilbury Pightle – Arable
185			Lye Field – Arable
186		Ann Pither	Ilbury on Lye Croft – Arable
1161			In Ilbury Field – Arable

⁹ A Plan of the Manour of Shinfield, 1756 Royal Berkshire Archives Ref. D/EBY

¹⁰ Plan of the Parish of Shinfield in the Counties of Berks and Wilts copied from the Original Survey By Hawkes & Sons, Reading, 1837 and 1838, The Genealogist

Plot no	Ownership	Tenant	Name and Land use
1162	Ebenezer Fuller Maitland	Jonathan Elliott Junior	In Ilbury Field – Arable
1163	Francis Cholmeley	Ann Pither	In Ilbury Field – Arable
1164	Alexander Cobham Cobham		
1165	Alexander Cobham Cobham	William Shackel	In Ilbury Field – Arable
1166			In Ilbury Field – Arable
1167	Thomas Chapman	Thomas French	In Ilbury Field – Arable
1168	Ebenezer Fuller Maitland	Jonathan Elliott Junior	In Ilbury Field – Arable
1169	Reverend George Hulme	Abraham Pither	In Ilbury Field– Arable

- 4.40 The fieldname evidence is self-explanatory and does not provide any information on the possible existence of archaeological remains within the site. However, it notes the presence of the farmhouse and farm complex, associated with Parrot's Farm, that extends within the south-east corner of the site.
- 4.41 The altered apportionment of 1862¹¹ (**Plan EDP 5**) shows the amalgamation of the southern field, eliminating the thinner plots.
- 4.42 The following 1st Edition Ordnance Survey of 1872–79 (**Plan EDP 5**) shows further amalgamation of the site, which now only comprises a larger plot of agricultural land, a smaller one to the north of the farm and the farm's garden area. This is separated by a tree lined hedgerow. This arrangement remains in place (**Plan EDP 6**) until the present. The above evidence underlines the agricultural use of the site from the medieval to modern periods, as discussed in preceding period-specific sections.

AERIAL PHOTOGRAPHS

- 4.43 Aerial photographs held at the HEA were examined as part of this assessment with several of the prints being photographed for research purposes as part of the data trawl analysed. The search results included prints from between 1945 and the 1980s.
- 4.44 To complement the above, a review of the Britain from Above and NCAP websites was undertaken (June 2024), which revealed no relevant photographs for the site's area.
- 4.45 The aerial photographs reflect the land arrangements described above. No cropmarks or earthworks are discernible on the images.
- 4.46 Looking at the satellite image included in **Plan EDP 7**, there does appear to be cropmarks. Most of them relate to field boundaries that can be seen on the historic maps, but there is

¹¹ *Plan of the Eastern Portion of The Parish of Shinfield in the County of Berks. Altered Apportionment 1862*, The Genealogist.

a cluster along the eastern side that do not correlate to any geophysical anomalies, meaning that these are most likely relating to geological variations.

SITE WALKOVER

- 4.47 The site walkover was undertaken in June 2024. The weather conditions were sunny and clear and dry and there was sufficient visibility to assess the site and its surrounding landscape. The entire site was visited as well as its surrounding area.
- 4.48 The site visit did not identify any possible earthworks or features of possible archaeological origin.
- 4.49 Two buildings are located in the south-east corner of the site, which are associated with Parrot Farm. Nevertheless, it can be observed that they comprise a mid-19th century barn built of brick with a tiled roof, and an early 20th century barn built of brick with a later replacement roof (**Images EDP A1.5 and A1.6**). Considering their simple form and poor state of repair, with many later alterations, and as they are common buildings of no particular historic or architectural note, these are considered to be of very low value and are unlikely to be of a level of significance to warrant consideration as non-designated heritage assets and will not be discussed further.

SUMMARY

- 4.50 The site has been subject of a number of archaeological investigations, including several phases of geophysical survey and trial trenching, which have not detected any archaeological remains of any period. It is acknowledged that the central portion of the site has not been subject to trial trench evaluation, but a geophysical survey has been conducted across it and no anomalies of archaeological interest have been identified. Considering that the trenching around this portion also did not find any archaeological remains, which aligned with the findings of the geophysical survey in those areas, there is every reason to believe that the results of the geophysical survey results accurately reflect its archaeological potential (i.e. very low) and that any future trenching would only serve to confirm this.
- 4.51 Based on the available evidence, this assessment has identified that the site has very low to no potential for the presence of any hitherto unidentified archaeological remains. The areas subject of geophysical survey and archaeological evaluation have no potential and require no further work. The central portion may warrant trial trenching to confirm the geophysics results, but there is every reason to believe this area will also be devoid of archaeological remains. Even in the unlikely event that this central portion contains remains, these are unlikely to be of such significance as to require preservation and influence determination and the masterplan.

Section 5 Settings Assessment

- 5.1 This section identifies and assesses the potential non-physical effects upon the significance of susceptible heritage assets within the site's environs. Non-physical effects are those that derive from changes to the setting of heritage assets as a result of new development.
- 5.2 All heritage assets included within the settings assessment are shown on **Plan EDP 1** and have been listed in **Section 4**. The following section will identify those assets that are potentially susceptible to non-physical effect and provide a detailed assessment of them.
- 5.3 Step 1 of the Second Edition of Historic England's 2017 Good Practice Advice in Planning: Note 3 (GPA3) is to 'identify which heritage assets and their settings are affected'.
- 5.4 As defined in GPA3, setting is the *"surroundings in which an asset is experienced"* and that *"setting is not itself a heritage asset, nor a heritage designation...its importance lies in what it contributes to the significance or the ability to appreciate that significance"*. Attributes of setting may make a positive, negative, or neutral contribution to the significance of the heritage asset and it is not automatically assumed that all aspects of the setting of a heritage asset contribute to its value. Furthermore, a clear distinction must be made between positive elements of setting which contribute to significance (i.e. enhancing the understanding and appreciation of history through the asset) and those elements of setting which are valued for other, non-heritage related reasons, such as landscape beauty or amenity.
- 5.5 The methodology advocated by GPA3 seeks to encourage an understanding of 'what matters and why' to the significance of an asset. This is broadly assessed in two areas; firstly, the physical surrounds of the asset, including its functional and visual links, these are very much the 'facts' of the current and historic setting, and secondly the experience of setting, which can offer sensory interpretative information on how it feels to experience the asset and what understanding that gives of it, and how it may have historically been experienced.
- 5.6 All assets within the study area have been considered, using a combination of GIS analysis, NHLE data and the examination during the walkover, which considered, amongst other factors, the surrounding topographic and environmental conditions, built form, vegetation cover, and lines of sight, within the context of the assets' heritage significance.
- 5.7 An extensive array of photographs was compiled, and a summary of relevant photographs is included within **Appendix EDP 1**. Some assets were on private land and therefore were assessed from the nearest public right of way, but to make sure observations were as accurate as possible, alternative routes around the assets were taken when possible. Each selected photograph includes a caption summarising the direction of view and landscape elements of note visible as well as their relation to the site.
- 5.8 The site visit and study area walkover identified that there is unlikely to be any non-physical impacts upon the significance of any heritage assets in the wider area, as a result of the proposals (locations shown on **Plan EDP 1** and listed in **Section 4**). The designated and

non-designated assets located within the site's environs are sufficiently removed such that the site does not form part of the surroundings in which these assets are experienced.

- 5.9 This includes, for example, the Grade II listed The School (NHLE ref. **1136149¹²**) located c.290m to the south-west of the site, and the closest asset to the site. The asset comprises a school building, built in the 18th century by Richard Piggott, Master Cutler of London, located on the School Green in a context of historic (to the east and north) and modern to (the west and south) residential areas. The derives most of its significance from its built form and historic interest. The site is not considered to form any part of the setting of this asset, which are separated from the site by historic and modern built form or make any contribution to its significance due to the intervening distance and lack of any physical or associative relationships. The same can be concluded for all other more distant assets in the study area.
- 5.10 The site is not part of the experience of the assets, in any meaningful capacity, and is not experienced in combination with, any of these assets, due to distance, and is blocked/heavily screened by vegetation, topography and modern built form and there are no other discernible (non-visual) historical or landscape associations of significance between any of these assets and the site (see **Appendix EDP 1**).
- 5.11 There is no suggestion that the site offers appreciation of any key or designed views of the heritage assets within their environs, nor is it considered to contribute to their significance. The key elements of the setting of the assets that contribute to their significance are mostly focussed in the historic core of Shinfield, which would be unaffected by development within the site.
- 5.12 As such, having considered each asset in the study area, their significance and setting, and their relationship to the site, it is considered that there is no potential for any off-site asset to be adversely affected by the implementation of development within the site. The site does not form part of their setting, neither enhancing nor detracting from their significance or experience. There is no reason to believe that the proposed development would result in any harm to the significance of these assets and, therefore, they have not been assessed further.

SUMMARY

- 5.13 Given the above, there is no reason to believe that the development of the site would result in harm to the significance of any designated heritage assets.

¹² <https://historicengland.org.uk/listing/the-list/list-entry/1136149?section=official-list-entry>

Section 6

Conclusions

- 6.1 This Heritage Assessment concludes that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings, therefore there would be no direct impacts in this regard as a result of the site's development. There are a small number of designated historic assets within the environs of the site comprising listed buildings that are mostly Grade II, but with one Grade I.
- 6.2 The assessment concludes that, due to distances, the local topography and the intervening built and vegetated environment, which serves to curtail or reduce visibility, the site neither forms part of these assets' setting, nor does it contribute to their significance. The proposed redevelopment of the site would not give rise to any loss of significance from any of these designated heritage assets.
- 6.3 The site has been subject of a number of archaeological investigations, including several phases of geophysical survey and trial trenching, which have not detected any archaeological remains of any period. It is acknowledged that the central portion of the site has not been subject to trial trench evaluation, but a geophysical survey has been conducted across it and no anomalies of archaeological interest have been identified. Considering that the trenching around this portion also did not find any archaeological remains, which aligned with the findings of the geophysical survey in those areas, there is every reason to believe that the results of the geophysical survey results accurately reflect its archaeological potential (i.e. very low) and that any future trenching would only serve to confirm this.
- 6.4 Based on the available evidence, this assessment has identified that the site has very low to no potential for the presence of any hitherto unidentified archaeological remains. The areas subject of geophysical survey and archaeological evaluation have no potential and require no further work. The central portion may warrant trial trenching to confirm the geophysics results, but there is every reason to believe this area will also be devoid of archaeological remains. Even in the unlikely event that this central portion contains remains, these are unlikely to be of such significance as to require preservation and influence determination and the masterplan.
- 6.5 This assessment has been prepared as per the requirements of paragraph 200 of the NPPF (2023), which requires that an applicant should describe the significance of any heritage assets affected, including any contribution made by their setting in appropriate detail. The assessment therefore demonstrates how the proposed development of the site is capable of according with current legislation, the planning policies contained within the NPPF and the policies of the Local Plan, in respect of the historic environment.

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Appendix EDP 1

Images



Image EDP A1.1: The site from the access gate to the trackway of the A327 Eastern Relief Road facing north-west. Residential dwellings bounding the site to the west are discernible through the gaps in the vegetation in the background.



Image EDP A1.2: The site from the trackway to Parrot's Farm facing north-west. Residential dwellings bounding the site to the west are discernible through the gaps in the vegetation in the background.



Image EDP A1.3: The site from the farm access, facing south-west. Residential dwellings to the south of Arborfield Road are discernible through the gaps in the vegetation in the background.



Image EDP A1.4: The site from the farm access, facing north. Residential dwellings recently built for the first phase of the development are discernible through the gaps in the vegetation in the background.



Image EDP A1.5: View of the barn within the south-eastern corner of the Site facing south.



Image EDP A1.6: The barn within the south-eastern corner of the site, facing north-west viewed from the other side of the road.

Plans

Plan EDP 1: Site Location and Designated Heritage Assets

(edp8574_d001a 18 July 2024 Gyo/CJo)

Plan EDP 2: Previous Works

(edp8574_d002a 18 July 2024 Gyo/CJo)

Plan EDP 3: HER entries

(edp8574_d003a 18 July 2024 Gyo/CJo)

Plan EDP 4: Lidar Data

(edp8574_d004a 18 July 2024 Gyo/CJo)

Plan EDP 5: Extracts of Historic Maps (1756 to 1872–79)

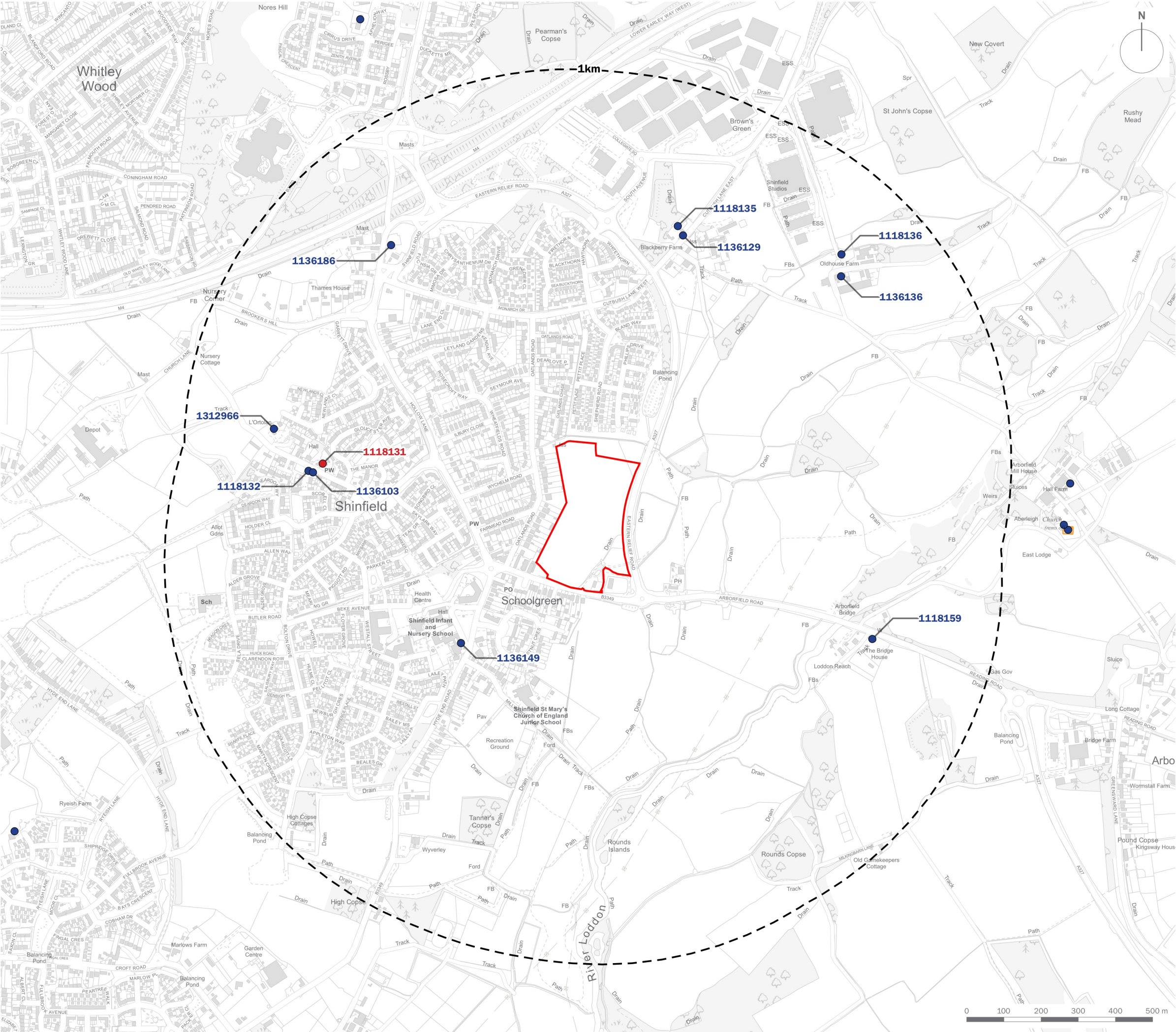
(edp8574_d005a 18 July 2024 Gyo/CJo)

Plan EDP 6: Extracts of Historic Maps (1899 to 1965–68)

(edp8574_d006a 18 July 2024 Gyo/CJo)

Plan EDP 7: Extracts of Historic Maps and Satellite Imagery (1986–89 to 2022)

(edp8574_d007a 18 July 2024 Gyo/CJo)



- Site Boundary
- 1km Study Area
- Scheduled Monument
- Grade I Listed Building
- Grade II Listed Building

client	Bellway Homes Ltd (Thames Valley)		
project title	Land North of Arborfield Road, Shinfield		
drawing title	Site Location and Designated Heritage Assets		
date	18 JULY 2024	drawn by	GYo
drawing number	edp8574_d001a	checked	CJo
scale	1:10,000 @ A3	QA	JFr