

250517 Land Off Basingstoke Road CONSULTATION RESPONSE from Berkshire Archaeology

Thank you for reconsulting with Berkshire Archaeology re the change in application for the above site.

I am forwarding over my previous response (see thread below) and recommendation letter (attached), which were sent to you in March, which still stand.

This given advice applies both to the Outline and the Full SANG components of the Hybrid application. If you require separate recommendations for the two components of the hybrid, please let me know and I will be happy to draw up a separate letter to cover the 'Full' part of the application for you, the advice given already for outline will, I think, still cover the new hybrid outline portion. Please advise if you need any extra letters.

I continue to recommend that archaeology should be dealt with prior to reserved matters to allow for archaeology to influence the design of the development, and for the Full portion, archaeology should be prior to commencement.

Kind regards

Linden

Linden Ellicott MSc(Oxon)

Archaeology Officer

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From: Ellicott, Linden

Sent: 24 March 2025 14:39

To: Planning Enquiries <planning.enquiries@wokingham.gov.uk>

Subject: 250517 Land Off Basingstoke Road CONSULTATION RESPONSE from Berkshire Archaeology

CONSULTATION RESPONSE – 250517 Land Off Basingstoke Road To the south and west of Spencers Wood

I have reviewed the above application and believe there is archaeological potential within the site.

Please find attached our recommendation letter with details of the archaeological implications of developing this site

I recommend that archaeology should be dealt with prior to reserved matters to allow for archaeology to influence the design of the development.

Kind regards

Linden

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24th March 2025

Planning CONSULTATION RESPONSE – 250517 Land Off Basingstoke Road To the south and west of Spencers Wood

Thank you for consulting Berkshire Archaeology regarding the above application. Berkshire Archaeology is part of Reading Borough Council's Museum and Town Hall Services and provides historic environment advice to the five unitary authorities of Bracknell Forest Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council and Wokingham Borough Council. This response relates solely to buried archaeological heritage, the Council's Conservation Officer should be consulted for any matters relating to the historic built environment.

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record. Berkshire Archaeology welcomes the Desk-Based Assessment and Geophysics report submitted with the application and is in general agreement with their summary and recommendations for further work, and note that the geophysics results are disappointing due to the underlying geology of the area.

The site lies in an area with potential for Medieval remains and a Medieval hearth has been uncovered within the site, whilst the presence of crop marks in the south of the site suggests further archaeological potential. There are two areas recognised as Areas of High Archaeological Potential within the application site.

Early mitigation, prior to reserved matters, is recommended which would permit any archaeology found to inform on the design details of this development.

As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that the following condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with Paragraph 218 of the NPPF(2025) which states that local planning authorities should '*require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*'.

Condition:

- A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.**

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

The site lies in an area of archaeological potential, particularly for, but not limited to, Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

The proposed development covers a large area within which there are known and potential archaeological remains

In view of the nature and scale of the development an archaeological Scheme of Works, to include a trial trench evaluation, would represent an appropriate initial phase of investigation in order to determine the archaeological potential, levels of previous truncation, and the need for any further phases of work, or for preservation in situ.

It is advised that this should be completed prior to submission of reserved matters.

Berkshire Archaeology would be pleased to discuss the approach with the applicant, or their archaeological consultant, should permission be granted.

Linden Ellicott
Archaeology Officer