

Land off Kirton's Farm Road, Reading

Cultural Heritage Desk-Based Assessment

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Cultural Heritage Gazetteer

1 Introduction

1.1 Background

- 1.1.1 Arcadis Consulting (UK) Limited (“Arcadis”) has been commissioned by M&G Real Estate (M&G) acting on behalf of Prudential Assurance Company Ltd (“the Client”) to prepare a Cultural Heritage Desk-Based Assessment (CHDBA) in support of a Town and Country Planning Act (TCPA) application for the removal of soils and subsequent restoration of a site for future agricultural use (the Proposed Development), for a parcel of land off Kirton’s Farm Road, near Reading, Berkshire.
- 1.1.2 The site is currently vacant with scrub and vegetation growth present. A quantity of natural soils generated as a result of forming a development platform for an adjacent historical development in the area were located to part of the site under agreement with Englefield Estate Trust Corporation Limited (the ‘Freeholders’) and have been present at the Site for over 20 years.
- 1.1.3 This CHDBA follows best practice guidance produced by Historic England and by the Chartered Institute for Archaeologists (CIfA) and is intended to meet the information requirements of national heritage planning policy contained within the National Planning Policy Framework (NPPF).

1.2 Aims and Objectives

- 1.2.1 The purpose of the assessment is to:
- Identify any known designated and non-designated heritage assets present within the Site and the 500m Study Area;
 - Determine the potential for as-yet unknown archaeological remains within the Site;
 - Assess the significance of heritage assets that could be affected by the proposed development;
 - Determine the likely impacts of the proposed development upon designated and non-designated heritage assets, including consideration of changes to their setting (where applicable); and
 - Make recommendations for further assessment and/or field investigations, as appropriate.

1.3 Limitations

- 1.3.1 This report has been compiled from number of sources which Arcadis believes to be trustworthy. However, Arcadis is unable to guarantee the accuracy of information provided by others. The report is based on information available at the time of writing. Additional information may become available in the future which may have a bearing on the conclusions of this report and for which Arcadis cannot be held responsible. Reference should be made to the Study Limitations presented in Appendix A.
- 1.3.2 Arcadis’ liability, pursuant to the terms of the appointment of Arcadis by M&G, is strictly limited to the work undertaken and the matters contained and specifically referred to in this report.

1.4 Reliance

- 1.4.1 This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report and previous work. Reference should be made to the Study Limitations presented in Appendix A.

2 Site Background

2.1 Location and Description

- 2.1.1 The Site covers approximately 2.4 hectares of former agricultural land. Of this 0.8 hectares falls within the administrative area of West Berkshire District Council and 1.6 hectares within the Wokingham Borough Council. The central and eastern areas feature previously imported soils, largely composed of local materials with a distinct minor area of construction and demolition debris, while the western part contains the original surficial Site soils (termed herein as indigenous material) that were relocated prior to the import of the previously imported soils.
- 2.1.2 The Site is bordered by a willow lined ditch to the south, a line of trees and mixed scrub to the north (partially) and east, and a line of scrub along a railway line to the west. Kirton's Farm Road provides access to the Site from the east. Currently the Site is vacant scrub land with stored soils across the majority of its eastern footprint, and Indigenous Material (soil formerly covering the whole Site) present in the west. The M4 is located 195m to the South of the Site.
- 2.1.3 The Site is uneven and undulating due to the presence of the previously imported soils in the east, and indigenous material in the west. Higher elevations are present to the east of the Site with a gradual fall to the west. The surrounding land is generally flat and level, although the western part of the Site is slightly raised above the land to the north and south. Embankments are present up towards the M4 and Kirton's Farm Road.
- 2.1.4 Surrounding topographic levels are generally 37-39 mAOD with Site levels being approximately between 39-41 mAOD. The surrounding landscape is of similar elevation.
- 2.1.5 The bedrock geology within the Site is comprised of the Lambeth Group; marine detrital sedimentary deposits. Overlaying this are Beenham Grange Gravel Member fluvial sands and gravels that are also detailed.

2.2 The Proposed Development

- 2.2.1 The Proposed Development involves the removal of the previously imported soils (approximately 18,000 m³) currently stored on part of the Site, including required enabling works, followed by the restoration and reprofiling of the land to its original level (using only indigenous material, placed elsewhere on the site only) and condition for future agricultural use, as originally intended.

3 Methodology

- 3.1.1 This CHDBA will assess the Site and Study Area, taking into account designated and non-designated assets. It will assess any physical impacts to assets within the Site, and any impacts to the significance of the assets within the Site and Study Area through changes in their setting as a result of the development. This CHDBA will also assess the archaeological potential of the Site, and the likely physical impact of any below ground remains.
- 3.1.2 Numbers and letters in bold brackets within the text refer to unique identifiers (Project ID numbers) assigned to heritage assets by Arcadis for ease of reference. Project ID numbers may be prefixed with LB and EV referring to Listed Buildings or archaeological events, and are illustrated in Figures 1 and 2 respectively. A list of all heritage assets including relevant archaeological events can be found in **Appendix B**. Each identified asset is discussed in relation to its significance and heritage values, and contribution to assessing the archaeological potential of the Site.
- 3.1.3 Data has been obtained from the West Berkshire County Council and Wokingham County Council HERs, Historic England's 'Search the List' (2026), and other independent sources cited in the text. The data is shown on a series of figures: Figure 1 illustrates the heritage resource recorded on the HERs, Figure 2 illustrates the archaeological investigations within the Study Area and Figure 3 illustrates the historic landscape character of the Study Area.

3.2 Study Area

- 3.2.1 A Study Area of 500m from the Site boundary was utilised for both designated and non-designated heritage assets. This distance was judged sufficient to take into account potential impacts on the setting of designated assets, as well as to provide an understanding of the distribution and variety of non-designated assets and the archaeological potential within the Site.

3.3 Sources

- 3.3.1 A range of sources have been consulted to inform this assessment, in line with best practice guidance issued by Historic England and ClfA. Relevant national and local legislation and planning policy sources were consulted during the preparation of this assessment. Data was also sought from the following sources:
- Historic England's National Heritage List for England (NHLE) online database was used for designated heritage assets;
 - Wokingham Historic Environment Record (HER – Berkshire Archaeology) for non-designated heritage assets and previous archaeological investigations (events) (data received 11/06/2026);
 - West Berkshire Historic Environment Record (HER) for non-designated heritage assets and previous archaeological investigations (events) (data received 18/06/2026);
 - Available secondary sources, including historic mapping information accessed online from sources such as the National Library of Scotland website;
 - The British Geological Survey website for underlying data on geological conditions;
 - DEFRA Lidar data to identify potential archaeological assets;
 - Archaeological investigation reports;
 - Cropmark and earthwork data from England Aerial Archaeology Mapping GIS; and

- Historical aerial imagery from Google Earth Pro.

3.4 Consultation

- 3.4.1 Pre-application advice has been sought for the scope of the whole project, with responses received from West Berkshire Council on 29th January and from Wokingham Borough Council on 9th February. Both councils advised that the Site was located in a well-known archaeological area, recorded through cropmarks and excavations.
- 3.4.2 West Berkshire Council noted how none of the Site contains the natural ground level or make-up, having been altered either through deposition of external materials or through the stripping and re-spreading of on-site soils. They stated that further information would be needed to make clear how the original ground level will be identified and how shallow archaeological deposits would be safeguarded from the proposed scraping back and regrading works to restore the Site to its original state.
- 3.4.3 Wokingham Borough Council have instead requested that field evaluation be undertaken prior to development and submitted alongside the application submission.

3.5 Walkover Survey

- 3.5.1 A subject specific walkover survey of the Site was not undertaken as the Site conditions were accurately recorded by a drone survey of the Site carried out by Arcadis in May 2025 (Plate 2-1) and walkovers by supporting Arcadis consultants. These results have been used to inform this assessment.

3.6 Assessment Criteria

- 3.6.1 The following section outlines Historic England's guidance and assessment methodologies which are utilised to assess and articulate the significance of heritage assets (including the contribution made by their setting) and the potential effects of the Proposed Development on that significance.
- 3.6.2 Significance (for heritage policy) is defined in the National Planning Policy Framework (NPPF) as:
'The value of a heritage asset to this and future generations because of its heritage value. The value may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'
- 3.6.3 Current national guidance for the assessment of the significance of heritage assets is provided by Historic England in the document Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008) in which significance (see Table 3-1 below) is weighed by consideration of the potential for the asset to demonstrate the following value criteria as follows:
- **Evidential** value derives from the potential of a place to yield evidence about past human activity;
 - **Historical** value derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative;
 - **Aesthetic** value derives from the ways in which people draw sensory and intellectual stimulation from a place; and
 - **Communal** value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values but tend to have additional and specific aspects.

3.6.4 These values broadly cover the heritage 'values' given in the glossary of the NPPF, which are: archaeological, architectural, artistic and historic value. Significance can result from any, some or all of the values or values described above.

Table 3-1: Factors Determining Heritage Significance

Heritage significance/value	Factors Determining Heritage Significance
Very High	World Heritage Sites Other heritage assets of recognised international importance Assets that can contribute significantly to acknowledged international research objectives Other buildings of recognised international importance Historic landscapes of international value, whether designated or not Extremely well-preserved historic landscapes with exceptional coherence, time-depth or other critical factors
High	Scheduled Monuments Non-designated assets of clear national importance Grade I and Grade II* Listed Buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade Grade I and Grade II* Registered Parks and Gardens Registered Battlefields Non-designated historic landscapes of outstanding value, high quality and importance, and of demonstrable national value. Well preserved historic landscapes with exhibiting considerable coherence, time-depth or other critical factors Assets that contribute significantly to acknowledged national research agendas
Medium	Most Grade II Listed Buildings Historic (unlisted) buildings that can be shown to have qualities in their fabric or historical associations that are similar to a Grade II Listed Building Grade II Registered Parks and Gardens Some of the Conservation Areas Designated or non-designated assets that contribute to regional research objectives Non-designated historic landscapes that would justify historic landscape designation, landscapes of regional value. Averagely well-preserved historic landscapes with reasonable coherence, time depth or critical factor(s).

Heritage significance/value	Factors Determining Heritage Significance
	Some Locally Listed Buildings
Low	Designated and non-designated assets of local importance Some Locally Listed Buildings Historic (unlisted) buildings of low quality in their fabric or local historic associations Assets compromised by poor preservation and/or poor survival of contextual associations Assets of limited value, but with potential to contribute to local research objectives Non-designated historic landscapes with a small degree of heritage value. Historic landscapes with importance to local value groups. Historic landscapes whose value is limited by poor preservation and/or poor survival of contextual associations
Negligible	Assets with little archaeological/historical value Buildings of little architectural or historical note; buildings of intrusive character Historic landscapes with little significant historical value
Unknown	The importance of the asset has not been ascertained from available evidence Buildings with some hidden (i.e. inaccessible) potential for historic significance

3.6.5 The above historic value criteria will be used alongside the method set out in Historic England's Good Practice Advice (GPA) Notes 2 (2015) and 3 (2017) which sets out advice for robust assessment of heritage assets including their setting (see below).

3.7 Setting and Significance

3.7.1 Annex 2 of the NPPF states that "Significance derives not only from a heritage asset's physical presence, but also from its setting". Setting is defined within Annex 2 of the NPPF 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."

3.7.2 How setting may contribute to the significance of a heritage has been assessed within this report in accordance with the guidance set out in Historic England's 'Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets'. Namely, this assessment will satisfy steps 1 and 2 within GPA 3 as follows;

- **Step 1:** Identify which heritage assets and their settings are affected;
- **Step 2:** Assess the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated; and
- **Step 3:** Assess the effect of the Proposed Development on the significance of the asset(s).

3.8 Assessment of Harm

- 3.8.1 Assessment of harm (if any) will be articulated in terms of the legislation and policy that the development will be assessed against, and articulating where possible, the scale of any harm in order to inform a balanced judgement or weighing exercise as required by the NPPF. In order to accord with key policies, the following levels of harm may be identified:
- **Substantial harm or total loss:** A 2013 High Court Judgement (EWHC 2847, R DCLG and Nuon UK Ltd v. Bedford Borough Council) has clarified that this would be harm that would “*have such a serious impact on the significance of the asset that its significance was either vitiated altogether or very much reduced*”; and
 - **Less than substantial harm:** This would be harm of a lesser level than that defined above.
- 3.8.2 These levels of harm will be articulated in accordance with the relevant legislation and policy, using professional judgement. However, as set out in the Planning Practice Guidance (PPG), an online resource published by the UK Government that provides detailed guidance on how to interpret and apply the policies contained in the NPPF, the ultimate decision of what constitutes substantial harm rests with the decision maker.
- 3.8.3 It is possible that development proposals may cause no harm to, or preserve the significance of, heritage assets. A 2014 High Court Judgement concluded that regarding preserving the setting of a Listed building or preserving the character and appearance of a Conservation Area, “*preserving*” means doing “*no harm*”.
- 3.8.4 It should be noted that GPA 3 states that: “setting is not itself a heritage asset, nor a heritage designation” and that “conserving or enhancing heritage assets by taking their settings into account need not prevent change”.
- 3.8.5 Preservation does not mean that no change can take place; it specifically means no harm to the significance of a heritage asset. GPA 2 states that “*Change to heritage assets is inevitable but it is only harmful when significance is damaged*”. Change is therefore clearly accepted in Historic England’s guidance as an unavoidable process over time. It is whether such change is neutral, harmful, or beneficial to the significance of an asset that matters.
- 3.8.6 As part of the process of inevitable change, setting is often a key aspect. For an assessment of any harm to significance because of changes within setting, this assessment follows the methodology given in GPA 3. At the core of this process, and set out clearly in this document, is stating ‘what matters and why.’ The checklist given on page 13 of GPA 3 is particularly relevant.
- 3.8.7 Impacts will be described in terms of how they affect the significance of a heritage asset, and the heritage values which form its significance, because of changes within its setting.
- 3.8.8 Furthermore, it should be noted that as clarified in the Court of Appeal, whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a Listed Building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused.

4 Legislation, Policy and Guidance

4.1 Legislation

- 4.1.1 This assessment has taken into account national and local legislation and guidance, as well as professional standards and guidance.
- 4.1.2 The relevant parliamentary act which provides the legislation framework for development and archaeology is the Town and Country Planning Act 1990. This assessment has also taken into account the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Levelling-up and Regeneration Act 2023.

Town and Country Planning Act (1990)

- 4.1.3 The Town and Country Planning Act states that every planning area must have a local plan within which precise policies are made clear. Local plans must state general planning policies for the areas they cover and include details about which specific areas would be considered for housing planning applications. The act also states that planning applications must adhere to the guidance within the local plans.

Planning (Listed Buildings and Conservation Areas) Act, 1990

- 4.1.4 Legislation relating to built heritage is principally set out within the Planning (Listed Buildings and Conservation Areas) Act 1990 which provides statutory protection for Listed Buildings and Conservation Areas. Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that:

"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 value which it possesses."

Levelling-up and Regeneration Act (2023)

- 4.1.5 The Act introduces a statutory duty to preserve or enhance Registered Parks and Gardens, Protected Wrecks and World Heritage Sites; three categories of Designated Heritage Assets that were not covered by preceding legislation enacted in the 20th century: the Planning (Listed Buildings and Conservation Areas) Act 1990 and the Ancient Monuments and Archaeological Areas Act 1979 which applied only to Listed Buildings, Conservation Areas and Scheduled Monuments respectively. The Act supersedes and amends the aforementioned Acts and the provisions therein for Listed Buildings, updating and increasing their protections by allowing local planning authorities to issue Temporary Stop Notices to works that affect them, charge individuals or organisations with offences for contravening the Notices and issuing orders for compensation.

4.2 National Policy

National Planning Policy Framework

4.2.1 The NPPF (August 2026) sets out Government's policies for plan-making and for making decisions on development proposals in England. It is a material consideration of critical importance in both contexts. The plan-making policies in the NPPF must be taken into account in preparing any part of the development plan. Planning law requires that applications for planning permission must be determined in accordance with the development plan. The national decision-making policies in the NPPF are a material consideration in making these decisions and should be read alongside the policies in the development plan.

4.2.2 Chapter 20 of the NPPF 'Conserving and Enhancing the Historic Environment' contains the government's policies relating to the historic environment. The introduction to this Section sets out that the objective of the policies within the chapter is to conserve and enhance the historic environment. It states:

"Heritage assets are an irreplaceable resource, and range from sites and buildings of local historic value and those of highest significance...These assets 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."

4.2.3 HE4: Securing the conservation of heritage assets:

"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".

4.2.4 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”.

“5. Where 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 potential effect of the proposal on this, which should inform the design, mitigation and implementation of the development”.

4.2.5 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 affect amounts to a positive effect, harm, substantial harm, or total loss of its significance.”

“6. ...development which could 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 exceptional.”*

4.2.6 HE7: Decisions on non-designated heritage assets:

“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.”

4.2.7 HE10: Loss or removal of heritage assets:

“1 (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 achieve 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.”

4.3 Local Policy

West Berkshire Local Plan Review 2023-2041

Policy SP9: Historic Environment

- 4.3.1 Positive action will be taken to ensure that opportunities for the conservation and enjoyment of the historic environment are maximised. For example, this will include but not be limited to: Producing conservation area appraisals and management plans; Maintaining a local list of non-designated heritage assets; and maintaining a list of local heritage assets which are at risk, but which do not meet the criteria for inclusion on the national Heritage at Risk Register.
- 4.3.2 The historic character, sense of place, environmental quality and local distinctiveness of West Berkshire will also be sustained and enhanced through new development, including promoting heritage-led regeneration where appropriate and delivering public benefits from the District's archaeological resources. Development proposals will be required to conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of archaeological, architectural, artistic or historic interest, or of landscape or townscape significance. These heritage assets include:
- a. Listed Buildings;
 - b. Scheduled Monuments and archaeological sites of national importance;
 - c. Registered Parks and Gardens;
 - d. Registered Battlefields;
 - e. Conservation Areas;
 - f. Buildings, monuments, sites, places, areas and landscapes that have been added to the West Berkshire Local List of Heritage Assets; and
 - g. Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of West Berkshire's heritage and are positively identified on the West Berkshire Historic Environment Record, or through the development management or other planning processes.
- 4.3.3 Development that has an impact upon a heritage asset, whether designated or non-designated, will be expected to maximise opportunities to preserve, enhance, or better reveal the asset's significance including the contribution to that significance made by its setting, and make a positive contribution to local character and distinctiveness through high standards of design in accordance with policy SP7.
- 4.3.4 Weight will be given to the conservation of the District's heritage assets in a manner according to their importance. Any harm to the significance of a designated or non-designated heritage asset must be justified. All proposals affecting a heritage asset, including its setting, should be accompanied by a 'Statement of Heritage Significance', in accordance with the current guidance from Historic England. For known assets of archaeological interest, or on land where there is archaeological potential, an archaeological desk-based assessment will be required as a minimum. The level of information provided should be proportionate to the scale and nature of the development proposed but should be sufficient to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset.

- 4.3.5 Development which would lead to substantial harm to, or loss of, the significance of a designated heritage asset, including the contribution to that significance made by its setting will not be permitted, unless:
- This harm is demonstrated necessary to achieve substantial public benefits that cannot otherwise be achieved and which outweigh that harm; or
 - The nature of the asset prevents all reasonable uses of the site; and
 - No viable use of the asset can be found in the medium term through appropriate marketing that will enable its conservation; and
 - Conservation by grant funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - The harm or loss is outweighed by the benefit of bringing the site back into use.
- 4.3.6 Development which would lead to less than substantial harm to the significance of a designated heritage asset, including the contribution to that significance made by its setting will be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.
- 4.3.7 Where development would affect the significance of a non-designated heritage asset, a balanced judgement will be made which has regard to the scale of any harm or loss and the significance of the heritage asset. Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural, artistic or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made available for public benefit, as a minimum through the deposition of evidence with the West Berkshire Historic Environment Record. Archaeological archives resulting from investigations in West Berkshire should be deposited in West Berkshire Museum or an appropriate digital depository, with provision made for ongoing conservation, storage, access and interpretation.
- 4.3.8 Proposals for development will be informed by and respond to:
- The nature and potential of heritage assets identified through the West Berkshire Historic Environment Record and the extent of their significance;
 - Relevant historic landscape character assessments;
 - Other features identified in various settlement character studies including the Newbury Historic Character Study and Conservation Area Appraisals; and
 - The West Berkshire Historic Environment Action Plan (HEAP).

Policy DM14: Assets of Archaeological Importance

- 4.3.9 Proposals for development affecting heritage assets of archaeological interest and their settings will be determined in accordance with policy SP9 and will be expected to clearly demonstrate:
- Why the proposed development and related works are desirable or necessary; and
 - How the significance of the assets will be preserved

- 4.3.10 Development may not be permitted if applicants fail to provide adequate or accurate detailed information to show the impact on the nature, extent and significance of the assets. For known assets of archaeological interest, or on land where there is archaeological potential, an appropriate archaeological desk-based assessment will be required which should allow informed decisions to be made about options for mitigating or offsetting that impact.
- 4.3.11 Where appropriate, pre-determination field evaluation may be necessary as a further stage. This is a limited programme of fieldwork to determine the presence or absence of archaeological features, artefacts or ecofacts and their research potential, and to define their character, extent, quality and preservation to enable assessment of significance.
- 4.3.12 Archaeological evaluation may include:
- i. Non-destructive methods such as geophysical survey, earthwork survey, building survey;
 - ii. Intrusive methods of varying destructive potential such as augering, test pits, trial trenches and fieldwalking; and
 - iii. In the case of buildings, physical intervention such as the removal of modern materials to reveal older fabric.
- 4.3.13 Proposals will be permitted where the proposal accords with other relevant policies and includes:
- Provision to preserve the archaeological remains in situ, by sensitive layout and design. This is the preferred outcome for archaeological assets of the highest significance (Scheduled Monuments and those non-designated assets of equivalent significance); and/or
 - Provision for the investigation and recording of any archaeological remains that cannot or are not required to be preserved, including at least the deposition of evidence with the West Berkshire Historic Environment Record and any archaeological archive with the appropriate depository, in accordance with a detailed Written Scheme of Investigation approved before the start of development.

Wokingham Borough Development Plan 2045

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.

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.

4.4 Guidance

- 4.4.1 Guidance produced by the ClfA and Historic England has been taken into account as far as practicable and where relevant to this assessment as follows;

ClfA

- Code of Conduct (October 2025).
- Standards and Guidance for Historic Environment Desk-Based Assessments (October 2020).
- Standard and guidance for commissioning work or providing consultancy advice on archaeology and the historic environment (October 2020).
- Regulations for Professional Conduct (October 2025).

Historic England

- Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008).
- Historic Environment Good Practice Advice in Planning Note 2 (GPA 2) – Managing Significance in Decision-Taking (2015).
- Historic Environment Good Practice Advice in Planning Note 3.
- Statements of Significance: Analysing Significance in Heritage Assets, Historic England Advice Note 12 (2019).
- Local Heritage Listing – Identifying and Conserving Local Heritage Advice Note 7 (Second Edition) (2021).

National Planning Practice Guidance

- 4.4.2 NPPG; Historic environment (2019). supports the implementation of the heritage policies set out in the National Planning Policy Framework (NPPF). It provides detailed guidance for assessing the significance of heritage assets, considering setting and levels of harm, and integrating heritage protection within the planning process. The NPPG emphasises that the conservation of heritage assets should be proportionate to their significance and that the degree of harm must be clearly justified. It is therefore directly relevant to this assessment, which evaluates the potential effects of the Proposed Development on designated and non-designated heritage assets within the Study Area.

5 Historic Environment Baseline

5.1 Historical Background

- 5.1.1 This section summarises the designated and non-designated heritage data relating to the Site and the surrounding 500m Study Area. The corresponding heritage data is shown on Figure 1 (if assets) and Figure 2 (if events).

Prehistoric

- 5.1.2 Within the Study Area, there are 21 Prehistoric heritage assets recorded on the West Berkshire HER and 41 Prehistoric heritage assets recorded on the Wokingham HER. Four assets are recorded within the Site. Where cropmark/earthwork data is better spatially represented on the Historic England Aerial Imagery and Mapping Explorer (AIM) GIS than the HER, the polygons for the AIM data have been used to better visualise the distribution and extent of the heritage assets – two additional Prehistoric assets have been added from the GIS. The vast majority of these assets are features recorded from archaeological investigations within the Study Area, demonstrating good survival of Prehistoric deposits in the riverine geology and highly dense settlement in this area. There is **medium** potential for further archaeological deposits of this period to be found through additional archaeological investigations.
- 5.1.3 None of the Prehistoric assets within the Study Area have extant settings that contribute to their significance as the finds and features have been excavated and/or removed by fieldwalking from their original context and subsequently destroyed by redevelopment.
- 5.1.4 Prehistoric settlement is recorded in the Green Park area (including the Study Area) as well as in Caversham to the north. It is clear from these locations that people were attracted to the geology of the region, comprising a steep, riverine gravel ridge bisected by the River Kennet, where it then joined the Thames. This terrace enabled protection from floodwater, access to water and stones for manufacturing tools.
- 5.1.5 To the south of the Site and extending into it, hundreds of settlement features have been recorded from excavations (**EV4, EV6, EV15, EV16**): pits, ditches (some on alignments), post holes, ring ditches, trackways, enclosures, field systems and water holes (**9, 15-18, 40, 41, 46, 47, 51, 56, 62, 112, 115, 123, 128**); dating from the Bronze Age through to the Medieval period – evidencing a large, sustained settlement in a focused area. The settlement was important enough for multi-period use and large enough to include burials (both inhumations (**34, 124**) and cremation (**36, 135**) during later prehistory. The vast majority of the features date to the Bronze Age and Iron Age, suggesting this was the peak of the settlement. Excavation reports detail that the archaeological features were found at shallow depths – typically 0.1-0.3m below the topsoil to the south of the Site. Fieldwalking around the settlement and within the Site has recovered flints, pottery and coins (**27-30, 73, 108, 111, 113**). The assets from the settlement that are explicitly recorded within the Site are **30, 47, 51, 56**: comprising cropmarks of trackways, enclosures, ring ditches and pits, excavated field systems, ditches, pits and postholes and finds of pottery and flints. This settlement and associated finds are of **medium to high** significance for their evidential and historical value.

- 5.1.6 More than 450m southwest of the Site, extending far past the boundaries of the Study Area across Pingewood is a third area of extensive Late Prehistoric settlement. It extends over 1.6km and comprises hundreds of cropmarks of ring ditches, trackways, enclosures, field systems, ditches and pits (50). It is likely contemporary with the archaeological activity noted within the Site and to the east of it and may represent one large, continuous settlement. It is thus of **medium to high** significance for its evidential and historical value. Half of the settlement has been truncated by the subsequent Pingewood solar farm development, and much of the rest by gravel extraction, development of the M4 and levelling and ploughing for farmland.
- 5.1.7 To the east of the Site in and around what is now Longwater Lake an earlier settlement dating from the Neolithic through the Bronze Age, Iron Age and into the Roman Period was identified from archaeological excavations (EV3, EV5, EV14, EV17, 89, 126, 130). Excavations have named these Areas 2000, 3017, 4000, 5000 and 3000B. Settlement features comprise field systems, pit alignments, pit clusters, boundary ditches, ditch alignments, other pits and post holes, four post structures, hut circle structures, water hole, pits, scoops and a burnt mount (79-85, 91, 92, 98, 122, 130, 134). Finds in the Neolithic features included flint assemblages and pottery (Grooved and Peterborough Wares). Mixed cereal farming is recorded at the location from environmental analysis (107), and over a thousand animal bones have also been recorded, evidencing pastoral farming (106). Charcoal, pottery (Deverel Rimbury and plainwares), worked wool, clay moulds, burnt flints and shale have been recovered from the Bronze Age features (69, 101-105). Over 7000 pottery sherds, 1300 animal bones and 1800 flints dating throughout the Prehistoric period have been identified from the settlement, demonstrating mixed-use production also (102, 105). Fieldwalking around the settlement has recovered additional pottery and flint flakes (68, 71). Heading farther north are additional field systems which may demonstrate the agricultural extent of the settlement (57, 86). The vast majority of this Prehistoric settlement evidence dates to the Bronze Age, suggesting this was the peak of the settlement. The wealth of material identified demonstrates the importance of the settlement, which may be part of the one within the Site. The settlement and associated finds are of **medium to high** significance for their evidential and historical value.
- 5.1.8 Additional settlement evidence is recorded in the far northwest of the Study Area by Kirton Farm Cottages, comprising cropmarks of enclosures (some with subdivisions), parallel and singular ditches and a possible field system (49, 10-13). Also to the far south/southeast of the Study Area are a field system and flint scatter (131, 133). They are also of Bronze Age date, possibly enduring through to the Roman period, thus demonstrating widespread settlement from this period across this landscape. These features are of **low** significance for their evidential and historical value.

Roman

- 5.1.9 There are 5 Roman heritage assets recorded on the West Berkshire HER and 30 Roman heritage assets recorded on the Wokingham HER. One asset is recorded within the Site. The vast majority of these assets are features recorded from archaeological investigations within the Study Area, demonstrating good survival of Roman deposits in the riverine geology and highly dense settlement in this area. The features are located in the same locations as the Prehistoric settlements, demonstrating prolonged, multi-period occupation. There is **medium** potential for further archaeological deposits of this period to be found through additional archaeological investigations within the Site.

- 5.1.10 None of the Roman assets have extant settings that contribute to their significance as the majority of finds and features have been excavated and/or removed by fieldwalking from their original context, and subsequently destroyed by redevelopment. The remainder are cropmarks that have yet to be ground-truthed/confirmed archaeologically.
- 5.1.11 It is thought that there was Roman occupation in Reading due to its location at the intersection of the road between Silchester and London, and the occupation is posited to be as a trading port on the River Thames.
- 5.1.12 Immediately to the south of the Site is a settlement comprised of lie double-ditched trackways, field systems, pits, ditches, cremations and pottery (**14, 35, 42, 48, 109, 117, 125**). Asset **48**, a ditched field system, overlaps with the Site, though some of the cropmark features (**14**) may also extend into the Site. These span the extent of the Late Prehistoric settlement in the same place, indicative of a later phase of settlement in the Roman era. Additionally, a findspot of pottery sherds was found immediately to the east of the Site (**72**). The settlement site and associated finds are of **medium** significance for their evidential and historical value.
- 5.1.13 Further to the south of the Site at Pingewood by Lagoona Park a group of Roman ditches, trackways, pits, gullies and ring ditches (**19, 59-66, 74, 78, 118-121**) with associated pottery and coins are recorded. Many of the ditches are on alignments and some are curved. They were identified from excavations in Pingewood (**EV9, EV13**) and are no longer extant. They are likely part of the settlement within and adjacent to the Site, showing its southern extent, and are a continuation of the Prehistoric occupation in this location. If so, these features are of **medium** significance for their evidential and historical value.
- 5.1.14 East of the Site more settlement features are recorded from archaeological excavations (**EV17**): field systems, enclosures, ditches, gullies, postholes, the remains of a fence structure (**88, 90, 93-97, 99, 100**) and pottery assemblages (**116**). They are likely part of the settlement within and adjacent to the Site, showing its eastern extent, and are a continuation of the Prehistoric occupation in this location. If the three clusters of features are connected, this would be indicative of a very large agricultural settlement of **medium** significance for its evidential and historical value.

Early Medieval and Medieval

- 5.1.15 There are no Early Medieval assets recorded on the HER within the Site or Study Area. This does not preclude the absence of archaeological deposits dating to this period but suggests that there is very low (**negligible**) potential for these assets to be discovered from further archaeological investigations.
- 5.1.16 The village of Shinfield south of the M4 was originally named Shining Fields after the sparkling floodwaters over the meadows. The Domesday Book records extraordinary fishing and farming productivity for the time, with very little agriculture. Pingewood to the west/southwest of the Site has its name derived from Brittonic language to mean *peakwood*. Both names demonstrate occupation of these areas in the Post-Roman period.

- 5.1.17 Occupation in Reading is well recorded in the Early Medieval period from the 8th century, when the town was known as *Readingum*, derived from the Old English *Readingas*, meaning the tribe of Reada's People. The town was invaded in the 9th century by Danes, with the first Battle of Reading occurring shortly after. After the Norman conquest Reading became a borough, with the land owned by Battle Abbey in Sussex. Reading Abbey was then founded in the 12th century, with the rest of the Reading lands being transferred to the ownership of Reading Abbey shortly after. Reading also became a market town in the 13th century.
- 5.1.18 There are 6 Medieval heritage assets recorded on the West Berkshire HER and 5 Medieval heritage assets recorded on the Wokingham HER within the Study Area. One asset is recorded within the Site. Where cropmark/earthwork data is better spatially represented on the Historic England AIM GIS than the HER, the polygons for the AIM data have been used instead to better visualise the distribution and extent of the heritage assets – three additional Medieval assets have been added from the GIS. These assets are clustered within and around the Site on a predominantly north-south alignment. There is **low** potential for further archaeological deposits of this period to be found through additional archaeological investigations.
- 5.1.19 None of the Medieval assets have extant settings that contribute to their significance as the finds and features have been excavated and/or removed by fieldwalking from their original context and subsequently destroyed by redevelopment.
- 5.1.20 Within the Site is a cropmark of a trackway (**52**), overlapping it are four other trackways and a field boundary – or a fifth trackway (**53, 54, 129**). The trackways are on southwest-northeast, northwest-southeast and north-south alignments and their purpose is unclear. Another trackway to the southwest may be a continuation of the trackway within the Site (**20**). To the north of the trackway within the Site are ditches (**1, 127**). Surrounding these trackways are various findspots of Medieval pottery (**24, 25, 110**). Two more findspots of pottery are scattered away in Englefield Lagoon and Longwater Lake, the latter alongside a whetstone (**23, 70, 114**). The evidence is suggestive of tangential occupation, though most of the cropmark features were not adequately investigated prior to the development of Green Park and the M4 motorway and have since been destroyed by the developments. Thus, their true extent and function is not known. As a result, these assets are of **low** significance for their historical and evidential value.

Post-Medieval

- 5.1.21 There are 13 Post-Medieval non-designated heritage assets recorded on the West Berkshire HER and 1 Post-Medieval non-designated heritage assets recorded on the Wokingham HER. One asset is recorded within the Site. Additionally there is one Listed Building recorded by Historic England, the only designated heritage asset recorded within the Study Area. Where cropmark/earthwork data is better spatially represented on the Historic England AIM Explorer GIS than the HER, the polygons for the AIM data have been used instead to better visualise the distribution and extent of the heritage assets – one additional Post-Medieval asset has been added from the GIS. There is **low** potential for further archaeological deposits of this period to be found through additional archaeological investigations – such deposits are likely to be related to agricultural practices.

- 5.1.22 Shinfield was a fairly notable settlement in the early Post-Medieval/Tudor period, with a manor house. It was also the residence of Queen Elizabeth's chief physician. The manor house changed location in the late 18th-early 19th centuries when it was pulled down and rebuilt by the Old Rectory next to the church, being renamed Shinfield Manor. Pingewood is recorded as a hamlet with a few houses, farms and a school throughout the Post-Medieval period. Little change is recorded in Pingewood until the 20th century when the lake, hotel and leisure facilities were created, and the M4 divided the village in half.
- 5.1.23 The earliest historic maps show the Site as largely similar to the present day: as an undeveloped area of land set between the railway and a minor road (illustrated as Kybes Lane, Berkshire XXXVII 1883). What differs slightly are the field boundaries, whilst the northern one has remained extant, the southern one marking the south of the Site is not present in the 1870s. The Study Area surrounding the Site is completely different to the present day, comprised of rural fields, often tree-lined, medium to large and irregular enclosures and dispersed farms and farmsteads. Excluding the railway, many of the roads are extant, meaning the shape of the landscape is partially legible. There is very little change in the landscape through to the 1940's (Berkshire Sheet XXXVII.SW 1944) and no changes within the Site.
- 5.1.24 Within the Site is the documented location of a zig/zag former parish boundary ditch which is visible on the aforementioned historic maps in the 19th-20th centuries (45). The ditch has since been infilled and levelled since the 1940s. It is of **negligible** significance for its historical value, and has no extant setting.
- 5.1.25 300m west/northwest of the Site is the Grade II Listed Kirton's Farmhouse (LB1), which has since been converted into a house and incorporated into a hotel – The Whitehouse (21). It dates to the 16th century and has had alterations in the 18th and 20th centuries comprising a gabled entrance porch and casements. Its oldest features consist of a timber-framed upper level and painted brick exterior with hipped and gabled tile roofs. The asset's setting no longer contributes to its significance, as evidenced by first edition Ordnance Survey county series maps (Berkshire XXXVII 1883). This is because the historical setting of the asset during its life as a farmstead was farmland (enclosures) separated by the railway, with no surrounding urban development. This setting was linked to the asset's function as a farmstead, including the now extinct Kirton's Farm. As the asset's function has changed and the setting contains no remnants of its historical character, having been redeveloped into Green Park and Pingewood, the setting no longer has any heritage value to inform the asset's significance.
- 5.1.26 Several of the Post-Medieval assets comprise 18th century houses (6, 32, 33, 39) and farms/farmsteads (2, 3) situated west and southwest of the Site along Kirton's Farm road towards Pingewood. These are visible on historic maps and remain extant. Also along this road are two houses that were formerly part of Pingewood School (4). These buildings are of **low** significance for their historical and evidential value.
- 5.1.27 There are three railway assets located west and north of the Site. Closest to the Site lies the Reading to Mortimer railway line (44), 43m west of the Site. There is a bridge (7) that overlies the railway and Kirton's Farm Road 377m. north of the Site. Lastly, 43m west of the site is a milestone recording the distance by rail to London (38). These buildings are of **low** significance for their historical and evidential value.
- 5.1.28 The two remaining assets comprise ditches (87) and trackways (54) 359m northeast and 181m southwest of the Site. Their dating is tentative due to a lack of pottery or other dating evidence in the ditches and the cropmark trackway not being ground truthed prior to development. These buildings are of **negligible** significance for their historical value.

Modern

- 5.1.29 There are 4 Modern heritage assets recorded on the West Berkshire HER and 3 Modern heritage assets recorded on the Wokingham HER. Where cropmark/earthwork data is better spatially represented on the Historic England AIM Explorer GIS than the HER, the polygons for the AIM data have been used instead to better visualise the distribution and extent of the heritage assets – one additional Modern asset has been added from the GIS. Two assets are recorded within the Site, however they are no longer extant. There is **negligible** potential for further archaeological deposits of this period to be found through additional archaeological investigations.
- 5.1.30 Within the Site lies a former WW2 gun pit (77) which is adjacent to the hedgerow forming the Site's northern border. It is contemporary with and associated with the nearby former pillbox (76) 20m north of the Site on the other side of the hedgerow. Another pillbox used to be situated 319m to the southeast but has since been destroyed by the M4 (75). Also within the Site on a NW-SE alignment is a former anti-tank ditch (22) recorded as visible as a soilmark. These assets are representative of wartime defences on the fringes of Reading during the mid-20th century. As these assets are no longer extant, they are of **negligible** significance for their historical and evidential value.
- 5.1.31 Approximately 205-210m south of the Site lies the M4 motorway (43) and an unlisted road bridge (8) over the motorway and railway tracks where they convene. Also, 498m north of the road bridge is the Reading Green Park Railway Station (37). Lastly 381m to the northwest of the Site lies an unlisted lakeside hotel/water sports centre that surrounds the former Kirton Farm (5). These four assets are of **negligible** significance for their historical and evidential value.

5.2 Historic Landscape Characterisation

- 5.2.1 Historic landscape data for the Study Area shows two fragmented areas of historic settlement in Pingewood that are divided by the M4. North of the Site is one surviving historic farm – Pingemead. There are no other landscape types of historic value, with the remainder comprising urban areas of leisure, transport, aggregates and other commercial uses. The Site is marked as reorganised/remade grassland whilst south of the Site was historically used for mineral extraction.

5.3 Archaeological Potential

- 5.3.1 In summary, the potential for as-yet undiscovered archaeological deposits for each period is as follows:
- Prehistoric - **medium**
 - Roman - **medium**
 - Early Medieval - **negligible**
 - Medieval - **low**
 - Post-Medieval - **low**
 - Modern – **negligible**

- 5.3.2 Despite the abundance of Prehistoric to Roman archaeological evidence, proving the very high archaeological potential of the riverine geological deposits, the extant archaeological potential of the Study Area has been greatly reduced from late 20th/early 21st century developments. These developments will have truncated all below-ground deposits in their footprints.
- 5.3.3 Whilst historic maps and extant satellite imagery have shown that building developments have not taken place within the Site itself, compaction of shallow below-ground archaeological deposits (as recorded from archaeological investigations adjacent to the Site) is likely to have occurred when heavy machinery placed the previously imported soil on the eastern part of the Site, and remounded the Indigenous Materials native soils on the western part of the Site. Thus, overall archaeological potential of the Site resulting from historic impacts is **low to medium**.

6 Impact Assessment

- 6.1.1 This assessment considers both physical impacts and changes in setting. Both types of impacts may affect the significance of heritage assets within the Site and study area.
- 6.1.2 Physical impacts include construction-related works, i.e. topsoil stripping, piling, excavation of foundations and service trenching, or removal of existing foundations which could partially or wholly remove either recorded or as-yet undiscovered buried archaeological remains.
- 6.1.3 Changes to setting include blocking key views from an asset around its environment, and changes in function of both the asset and its environment. These may be permanent, i.e. during the operation of the Proposed Development, or temporary, i.e. during construction only.

6.2 Designated Heritage Assets

- 6.2.1 There are no designated assets within the Site, therefore there will be no direct physical impacts on them.
- 6.2.2 The historical background (Section 4) has established that the Site does not contribute to the significance of Kirtons Farmhouse (**LB1**) via its setting. This is due to no shared views between the asset and the Site, changing functions of the assets (from farm/farmhouse to part of a hotel) and changes in function of the asset's surroundings from farmland to urban (commercial and leisure) usage. As such, the modern setting of the asset is vastly different from its historical settings, and as a result the setting of this asset no longer contributes to its significance. Consequently, the Proposed Development **would not result in any harm** to the significance of **LB1**.

6.3 Non-Designated Heritage Assets

- 6.3.1 There are two partially extant non-designated assets of cropmarks dated prehistoric to Roman and Medieval to Modern (**51, 52**) within the Site, therefore there may be direct physical impacts on them. Removal of the previously imported soils using mechanical means such as tracked excavators working alongside rigid tipper trucks (to receive the material for off-site removal) could compact below-ground archaeological deposits. It is likely additional below-ground archaeological deposits exist within the Site due to the lack of prior development within the Site, evidenced by the surviving cropmarks which extend through the Site to its immediate surroundings. As below-ground deposits have likely already been partially compacted by the deposition of the soils, this impact is considered **minor/less than substantial harm**.
- 6.3.2 The historical background (Section 4) established that the Site does not contribute to the significance of any non-designated heritage asset via its setting. This is due to the assets no longer being extant (either from development, removal or excavation) and changes in function of the asset's surroundings from farmland to urban usage. As such, for all of the extant pre-modern assets, the setting of these assets is vastly different from their historical settings, and as a result the setting of these assets no longer contributes to their significance. Consequently, the Proposed Development **would result in no harm** to the significance of these assets or their respective settings.

7 Conclusions and Recommendations

- 7.1.1 The assessment has determined that the Proposed Development will **not have any direct impact on** designated heritage assets within the Site or Study Area, nor will it cause harm to their significance or settings. There will be **minor** direct impacts to non-designated heritage assets within the Site, which are **less than substantial harm**.
- 7.1.2 The potential for any archaeology to have previously been present on Site, by period, is set out below:
- Prehistoric – **medium** potential.
 - Romano-British – **medium** potential.
 - Early Medieval – **negligible** potential.
 - Medieval – **low** potential.
 - Post-Medieval – **low** potential.
 - Modern – **negligible** potential.
- 7.1.3 It is also concluded that the likelihood of undisturbed below-ground archaeological remains surviving within the Site is **low to medium**. Compaction of shallow below-ground archaeological deposits (as recorded from archaeological investigations adjacent to the Site) is likely to have occurred when heavy machinery placed the previously imported soils on the Site. Where such deposits have survived, they are likely to be of Prehistoric to Roman date.
- 7.1.4 Given the likelihood of previous compaction, and the aim of the Proposed Development being to restore the Site to its previous condition, trial-trench evaluation is not recommended. Trial trenching in advance of construction would also result in moving the soil on the Site twice, and require modifications to account for the present soil mounds. Consequently, it is proposed that archaeological monitoring of construction activity (formerly known as an archaeological watching brief) be undertaken during the appropriate stage of the proposed restoration activities. This would mitigate the loss of any archaeological remains which may be present through preservation by record.
- 7.1.5 The proposed archaeological monitoring works would be subject to consultation with the Planning Archaeologist at Berkshire Archaeology, and the completion of an approved Written Scheme of Investigation (WSI) prior to the commencement of any works on Site.

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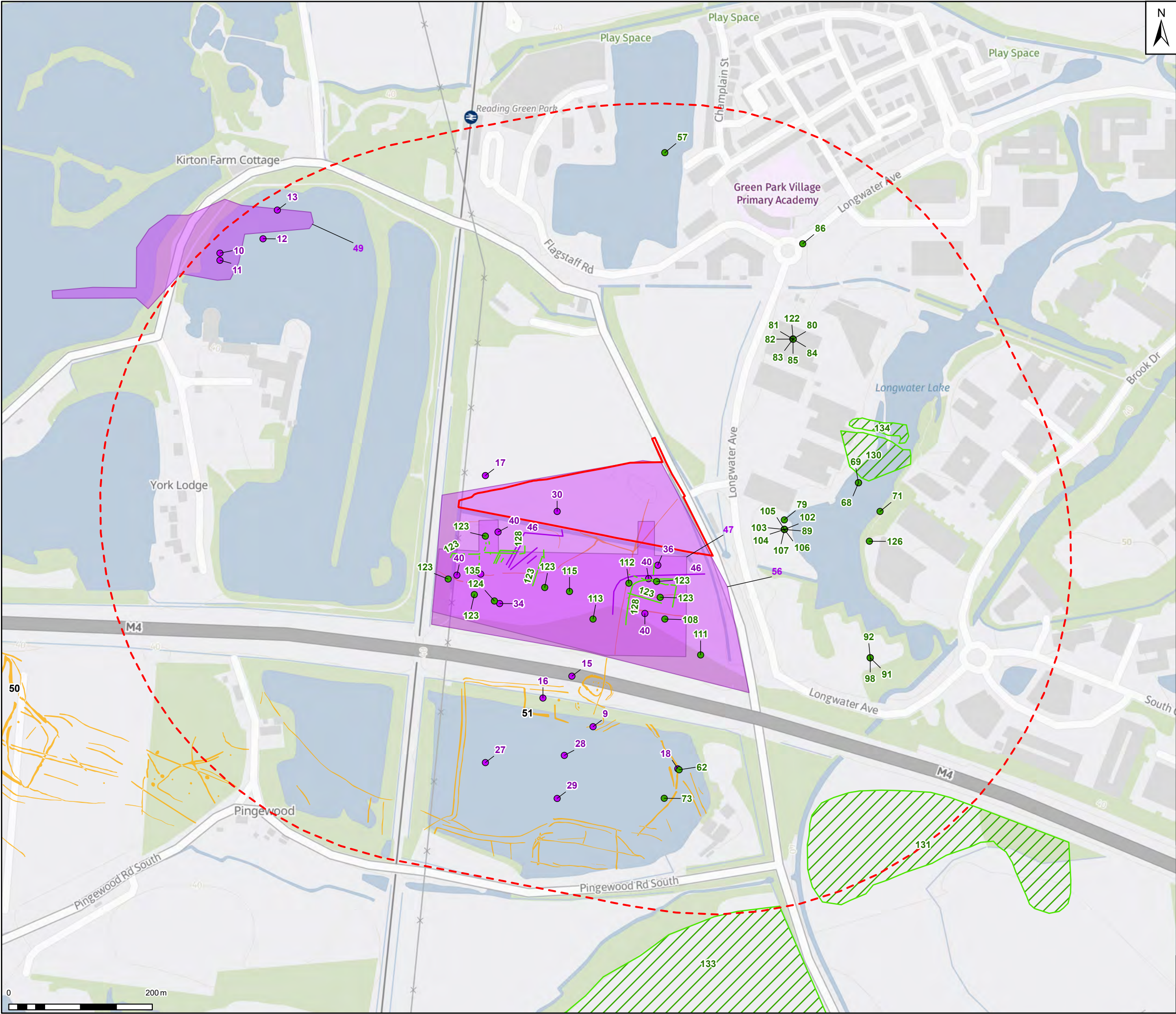
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Figures

Figure 1 – Heritage Assets

Figure 2 – Archaeological Investigations

Figure 3 – Historic Landscape Character



N

Legend

Site Boundary

Study area 500m

Non-Designated Heritage Assets

Wokingham HER - Monuments

West Berkshire HER - Monuments

Additional Heritage Assets

Historic England Aerial Imagery and Mapping

Notes

GB Background: Contains OS data © Crown Copyright and database right 2026. Contains data from OS Zoomstack

01

07/08/26

INITIAL ISSUE

MP

JL

JG

Rev

Date

Description

Drawn

Check

Approv

PROJECT:

LAND OFF KIRTON'S FARM ROAD, READING

Client

M&G Real Estate
10 Fenchurch Avenue
London
EC3M 5AG
United Kingdom

Site

Land off Kirton's Farm Road,
Reading

ARCADIS

Registered office:
80Fen
80 Fenchurch Street
London
EC3M 4BY
www.arcadis.com

Coordinating Office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

Title:

Figure 1 Heritage Assets
Prehistoric

Designed

J. Letendrie

Date
07 AUG 26

Signed

Drawn

M. Pawaskar

Date
07 AUG 26

Signed

Checked

J. Letendrie

Date
07 AUG 26

Signed

Approved

J. Gidman

Date
07 AUG 26

Signed

Scale:

1:5,000

Datum:

AOD

Original Size:

A3

Grid:

OS

Suitability Code:

S2

Project Number:

30336140

Suitability Description:

For Information

Drawing Number:

30280066-AUK-XX-ZZ-DR-KK-0061

Revision:

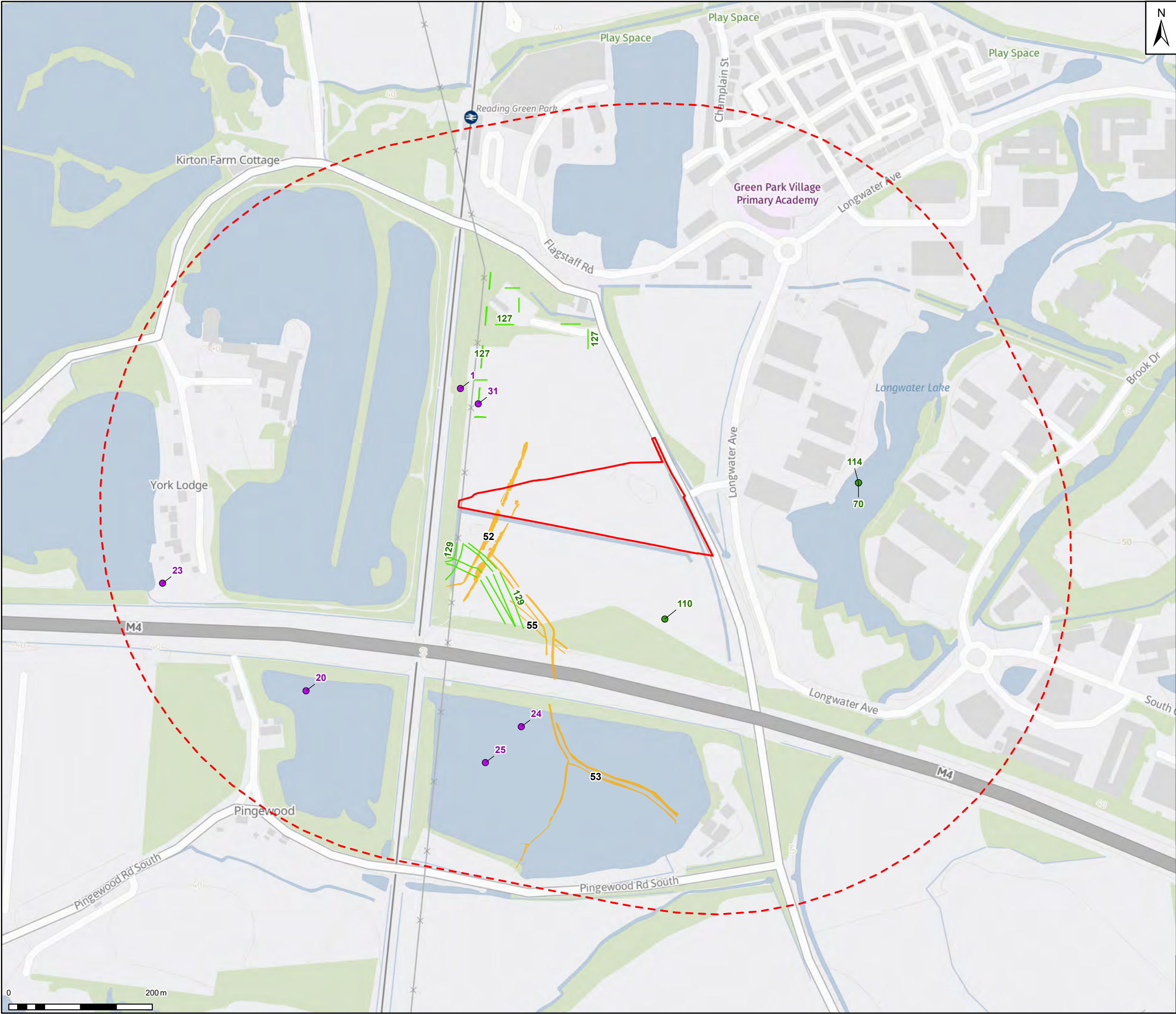
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N

Legend

Site Boundary

Study area 500m

Non-Designated Heritage Assets

Wokingham HER - Monuments

West Berkshire HER - Monuments

Additional Heritage Assets

Historic England Aerial Imagery and Mapping

Notes

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Reading

Wokingham

Crowthor

Tadley

M4

01	07/08/26	INITIAL ISSUE	MP	JL	JG
Rev	Date	Description	Drawn	Check	Approv

PROJECT:

LAND OFF KIRTON'S FARM ROAD, READING

Client

M&G Real Estate
10 Fenchurch Avenue
London
EC3M 5AG
United Kingdom

Site

Land off Kirton's Farm Road,
Reading

ARCADIS

Registered office:
80Fen
80 Fenchurch Street
London
EC3M 4BY
www.arcadis.com

Coordinating Office:
80Fen
80 Fenchurch Street
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EC3M 4BY

Title:

Figure 1 Heritage Assets
Medieval

Designed	J. Letendrie	Date	07 AUG 26	Signed	
Drawn	M. Pawaskar	Date	07 AUG 26	Signed	
Checked	J. Letendrie	Date	07 AUG 26	Signed	
Approved	J. Gidman	Date	07 AUG 26	Signed	
Scale:	1:5,000	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30336140		

Suitability Description:

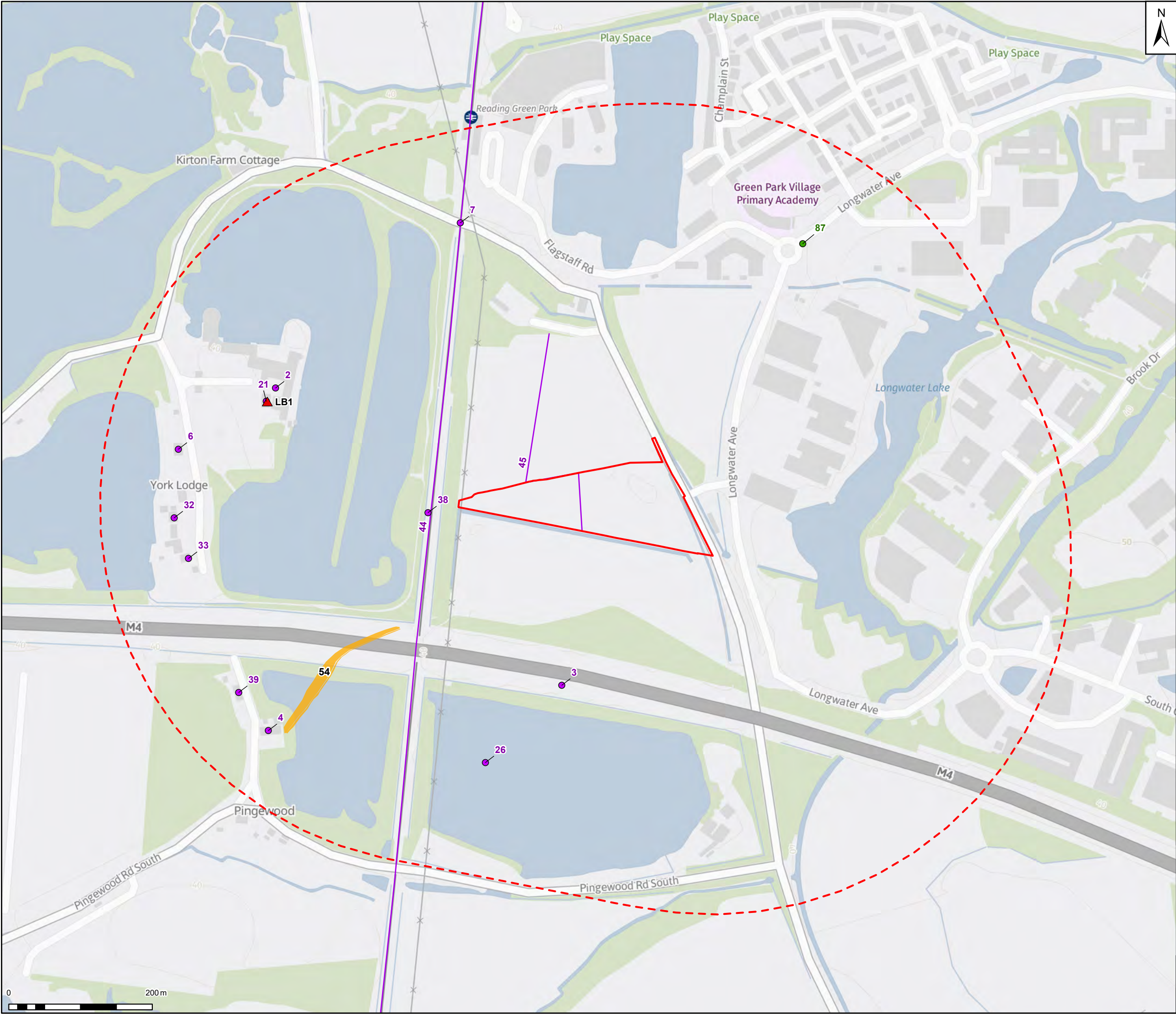
For Information

Drawing Number:

30280066-AUK-XX-ZZ-DR-KK-0061

Revision:

P01



N

Legend

Site Boundary

Study area 500m

Designated Heritage Assets

Listed Buildings (Grade)

II

Non-Designated Heritage Assets

Wokingham HER - Monuments

West Berkshire HER - Monuments

Additional Heritage Assets

Historic England Aerial Imagery and Mapping

Notes

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01	07/08/26	INITIAL ISSUE	MP	JL	JG
Rev	Date	Description	Drawn	Check	Approv

PROJECT:

LAND OFF KIRTON'S FARM ROAD, READING

Client

M&G Real Estate
10 Fenchurch Avenue
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EC3M 5AG
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Site

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Coordinating Office:
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80 Fenchurch Street
London
EC3M 4BY

Title:

Figure 1 Heritage Assets
Post-Medieval

Designed	J. Letendrie	Date	07 AUG 26	Signed	
Drawn	M. Pawaskar	Date	07 AUG 26	Signed	
Checked	J. Letendrie	Date	07 AUG 26	Signed	
Approved	J. Gidman	Date	07 AUG 26	Signed	
Scale:	1:5,000	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30336140		

Suitability Description:

For Information

Drawing Number:

30280066-AUK-XX-ZZ-DR-KK-0061

Revision:

P01



N

Legend

Site Boundary

Study area 500m

Non-Designated Heritage Assets

Wokingham HER - Monuments

West Berkshire HER - Monuments

Additional Heritage Assets

Historic England Aerial Imagery and Mapping

Notes

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Reading

Wokingham

Crowthor

Tadley

M4

01	07/08/26	INITIAL ISSUE	MP	JL	JG
Rev	Date	Description	Drawn	Check	Approv

PROJECT:

LAND OFF KIRTON'S FARM ROAD, READING

Client

M&G Real Estate
10 Fenchurch Avenue
London
EC3M 5AG
United Kingdom

Site

Land off Kirton's Farm Road,
Reading

ARCADIS

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Coordinating Office:
80Fen
80 Fenchurch Street
London
EC3M 4BY

Title:

Figure 1 Heritage Assets
Modern

Designed	J. Letendrie	Date	07 AUG 26	Signed	
Drawn	M. Pawaskar	Date	07 AUG 26	Signed	
Checked	J. Letendrie	Date	07 AUG 26	Signed	
Approved	J. Gidman	Date	07 AUG 26	Signed	
Scale:	1:5,000	Datum:	AOD		
Original Size:	A3	Grid:	OS		
Suitability Code:	S2	Project Number:	30336140		

Suitability Description:

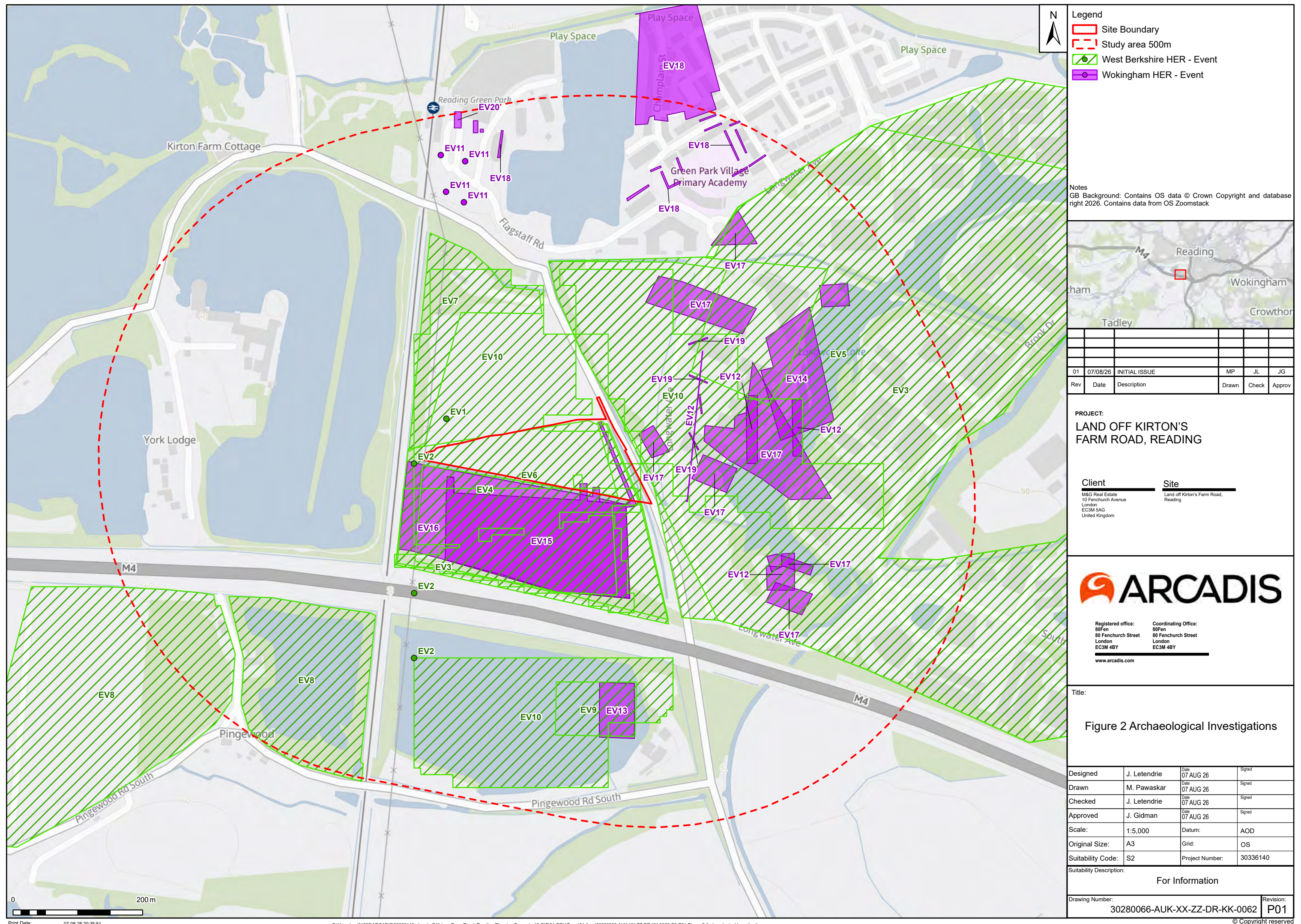
For Information

Drawing Number:

30280066-AUK-XX-ZZ-DR-KK-0061

Revision:

P01



Appendix A

Study Limitations

This appendix should be read before reliance is placed on any of the information, opinions, advice, recommendations or conclusions contained in this report.

1. This report has been prepared by Arcadis (UK) Limited ('Arcadis'), with all reasonable skill, care and diligence within the terms of the Appointment and with the resources and manpower agreed with M&G Real Estate Limited (M&G) acting on behalf of Prudential Assurance Company Ltd (the 'Client'). Arcadis does not accept responsibility for any matters outside the agreed scope.
2. This report has been prepared for the sole benefit of the Client unless agreed otherwise in writing. The contents of this report may not be used or relied upon by any person other than this party without the express written consent and authorisation of Arcadis.
3. Unless stated otherwise, no consultations with authorities or funders or other interested third parties have been carried out. Arcadis is unable to give categorical assurance that the findings will be accepted by these third parties as such bodies may have unpublished, more stringent objectives. Further work may be required by these parties.
4. All work carried out in preparing this report has used, and is based on, Arcadis' professional knowledge and understanding of current relevant legislation. Changes in legislation or regulatory guidance may cause the opinion or advice contained in this report to become inappropriate or incorrect. In giving opinions and advice, pending changes in legislation, of which Arcadis is aware, have been considered. Following delivery of the report, Arcadis has no obligation to advise the Client or any other party of such changes or their repercussions.
5. This report is only valid when used in its entirety. Any information or advice included in the report should not be relied upon until considered in the context of the whole report.
6. Whilst this report and the opinions made are correct to the best of Arcadis' belief, Arcadis cannot guarantee the accuracy or completeness of any information provided by third parties. Arcadis has taken reasonable steps to ensure that the information sources used for this assessment provided accurate information and has therefore assumed this to be the case.
7. This report has been prepared based on the information reasonably available during the project programme. All information relevant to the scope may not have been received.
8. This report refers, within the limitations stated, to the condition of the Site at the time of the inspection. No warranty is given as to the possibility of changes in the condition of the Site since the time of the investigation.
9. The content of this report represents the professional opinion of experienced environmental consultants. Arcadis does not provide specialist legal or other professional advice. The advice of other professionals may be required.
10. Where intrusive investigation techniques have been employed, they have been designed to provide a reasonable level of assurance on the conditions. Given the discrete nature of sampling, no investigation technique is capable of identifying all conditions present in all areas. In some cases, the investigation is further limited by Site operations, underground obstructions and above ground structures. Unless otherwise stated, areas beyond the boundary of the Site have not been investigated.
11. If below ground intrusive investigations have been conducted as part of the scope, safe location of exploratory holes has been carried out with reference to the Arcadis ground disturbances procedure. No guarantee can be given that all services have been identified. Additional services, structures or other below ground obstructions, not indicated on the drawing, may be present on Site.
12. Unless otherwise stated the report provides no comment on the nature of building materials, operational integrity of the facility or on any regulatory compliance issues.
13. Unless otherwise stated, an inspection of the Site has not been undertaken and there may be conditions present at the Site which have not been identified within the scope of this assessment.
14. Unless otherwise stated, samples from the Site (soil, groundwater, building fabric or other samples) have not been obtained.
15. Arcadis has relied upon the accuracy of documents, oral information and other material and information provided by the Client and others, and Arcadis assumes no liability for the accuracy of such data, although in the event of apparent conflicts in information, Arcadis would highlight this and seek to resolve.
16. Unless otherwise stated, the scope of works has not included an environmental compliance review, health and safety compliance review, hazardous building materials assessment, interviews or contacting Local Authority, requests for information to the petroleum officer, sampling or analyses of soil, ground water, surface water, air or hazardous building materials or a chain of title review.

Unless otherwise stated, this assessment has considered the ongoing use of the Site and has not been prepared for the purposes of redevelopment which may act as a trigger for Site investigation and remediation works not needed for ongoing use

Appendix B

Cultural Heritage Gazetteer

Designated Heritage Assets

Project ID	Name	Grade	NHLE Number	Easting	Northing
Listed Buildings					
LB1	Kirtons Farmhouse	II	1135770	469246	169854

Non-Designated Heritage Assets

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
West Berkshire HER						
1	Medieval ditch - Reading Green Park, Burghfield	DITCH	Medieval	MWB16141	469515	169871
2	Kirton's Farm Country Club, Burghfield (formerly Kirton's Farm)	FARMSTEAD; RECREATION CENTRE; WATER SPORTS CENTRE	Post-Medieval to Modern	MWB17454	469257	169872
3	Site of Arbor Farm, Burghfield	FARMSTEAD	Post-Medieval	MWB17960	469656	169458
4	Pingewood House and The Close, Burghfield (formerly Pingewood School)	SCHOOL; TEACHERS HOUSE; SEMI DETACHED HOUSE	Post-Medieval to Modern	MWB18139	469247	169395
5	Hanover International Hotel, Pingewood, Burghfield	WATER SPORTS CENTRE; RECREATION CENTRE; CONFERENCE CENTRE; HOTEL	Modern	MWB19705	469197	169927
6	White Cottage, Kirton's Farm Road, Pingewood, Burghfield	TIMBER FRAMED HOUSE	Post-Medieval	MWB20210	469122	169787
7	Kirton's Farm Road overbridge, Burghfield	ROAD BRIDGE	Post-Medieval to Modern	MWB20303	469515	170102
8	M4 overbridge over Reading-Basingstoke railway line, Burghfield	ROAD BRIDGE	Modern	MWB20304	469454	169508

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
9	Under course of M4, Burghfield	PIT; PIT	Prehistoric to Medieval	MWB20838	469700	169400
10	Features near Kirton Farm Cottages, Burghfield	DITCHED ENCLOSURE?	Prehistoric	MWB2656	469180	170060
11	Features near Kirton Farm Cottages, Burghfield	ENCLOSURE?	Prehistoric	MWB2657	469180	170050
12	Features near Kirton Farm Cottages, Burghfield	DITCH?	Prehistoric	MWB2658	469240	170080
13	Features near Kirton Farm Cottages, Burghfield	ENCLOSURE?	Prehistoric	MWB2659	469260	170120
14	Trackways north of M4, east of railway, Burghfield	TRACKWAY	Roman	MWB2995	469700	169500
15	Centre of M4, east of railway, Burghfield - sub-circular enclosures	DITCHED ENCLOSURE	Prehistoric to Roman	MWB2996	469671	169470
16	South of M4, east of railway, Burghfield - rectangular enclosure	DITCHED ENCLOSURE	Prehistoric to Roman	MWB2998	469630	169440
17	Possible settlement east of railway, Burghfield	ENCLOSURE	Prehistoric	MWB2999	469550	169750
18	Pingewood - ring ditch (now under water)	BARROW; RING DITCH	Prehistoric	MWB3010	469818	169341
19	Pingewood - linear ditches (now under water)	DITCH; TRACKWAY?	Roman	MWB3012	469750	169299
20	EAST OF PINGEWOOD HOUSE - trackway	TRACKWAY	Medieval	MWB3056	469300	169450
21	The Whitehouse, Pingewood, Burghfield (formerly Kirton's Farmhouse)	FARMHOUSE; OFFICE	Post-Medieval to Modern	MWB5304	469245	169854
23	West of Kirtons Farm Road, Burghfield	FINDSPOT	Medieval	MWB9686	469100	169600

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
24	East of railway, Burghfield (now under water)	FINDSPOT	Medieval	MWB9687	469600	169400
25	East of railway, Burghfield (now under water)	FINDSPOT	Medieval	MWB9689	469550	169350
26	East of railway, Burghfield (now under water)	FINDSPOT	Post-Medieval	MWB9690	469550	169350
27	East of railway, Burghfield (now under water)	FINDSPOT	Prehistoric	MWB9691	469550	169350
28	AT PINGEWOOD, Burghfield	FINDSPOT	Prehistoric	MWB9692	469660	169360
29	PINGEWOOD 1, Burghfield	FINDSPOT	Prehistoric	MWB9704	469650	169300
30	PINGEWOOD 2, Burghfield	FINDSPOT	Prehistoric to Medieval	MWB9710	469650	169700
31	PINGEWOOD 2, Burghfield	FINDSPOT	Medieval	MWB9719	469540	169850
32	Rosemary Cottage, Pingewood, Burghfield	TIMBER FRAMED HOUSE; DETACHED HOUSE	Post-Medieval to Modern	MWB22087	469116	169691
33	Rose Cottage, Pingewood, Burghfield	DETACHED HOUSE	Post-Medieval	MWB22088	469136	169635
34	Features in Green Park Area A, Burghfield	CROUCHED INHUMATION; WATERHOLE	Prehistoric	MWB22676	469570	169572
35	Feature in Green Park Area A, Burghfield	DITCH; CREMATION	Roman	MWB22677	469714	169557
36	Iron Age burial at Green Park, Reading	CREMATION BURIAL	Prehistoric	MWB22678	469790	169625
37	Reading Green Park Railway Station, Flagstaff Road, Reading	RAILWAY STATION	Modern	MWB23035	469528	170232
38	Railway milepost - LONDON 39 miles	RAILWAY MILEPOST	Post-Medieval	MWB23605	469470	169698
39	The Gourd and Windrush, Pingewood	SEMI DETACHED HOUSE	Post-Medieval to Modern	MWB23868	469206	169448

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
	Road South, Pingewood, Burghfield					
40	Bronze Age waterholes at Green Park, Reading	WATERHOLE	Prehistoric	MWB23872	469644	169615
41	Iron Age pits at Green Park, Reading	PIT; PIT CLUSTER	Prehistoric	MWB23877	469543	169613
42	Roman pits at Green Park, Reading	PIT	Roman	MWB23879	469641	169590
43	The M4 Motorway	MOTORWAY	Modern	MWB17771	449359	173501
44	READING TO MORTIMER STATION RAILWAY LINE	RAILWAY	Post-Medieval	MWB6122	468501	167988
45	Site of a parish boundary ditch, Pingewood, Burghfield	BOUNDARY DITCH; ROAD?	Post-Medieval	MWB23869	469645	169810
46	Iron Age ditches at Green Park, Reading	DITCH; FIELD SYSTEM?	Prehistoric	MWB23876	469717	169616
47	Bronze Age field system - Reading Green Park, Burghfield	DITCH; FIELD SYSTEM	Prehistoric	MWB16140	469653	169593
48	Roman field system at Green Park, Reading	DITCH; FIELD SYSTEM	Roman	MWB23878	469705	169586
49	Features near Kirton Farm Cottages, Burghfield	SETTLEMENT	Prehistoric to Roman	MWB2655	469128	170059
50	Green Park Areas 9 & 10 - ditches of possible enclosures, pits and postholes	LINEAR FEATURE; PIT; DITCH; DITCH; PIT; DITCH; PIT; POST HOLE	Prehistoric to Medieval	MWB17649	469696	169609

Historic England Aerial Imagery and Mapping Explorer

22	Anti-tank ditch, north of Burghfield	ANTI TANK DITCH	Modern	MWB5573	469834	169384
50	Amners Farm to Pingewood settlement, Burghfield	ENCLOSURE\FIELD SYSTEM\TRACKWAY	Prehistoric	MWB2913	468014	169228
51	Cropmarked features east of Pingewood, Burghfield	CURVILINEAR ENCLOSURE\FIELD SYSTEM\TRACKWAY	Prehistoric to Roman	MWB2993	469571	169456

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
52	Cropmark north of the M4, Pingewood, Burghfield	TRACKWAY	Post-Medieval to Modern	MWB22217	469551	169661
53	Cropmark to the north and south of the M4, Pingewood, Burghfield	FIELD SYSTEM\TRACKWAY	Medieval to Post-Medieval	MWB22218	469727	169322
54	Cropmark to the south of the M4, Pingewood, Burghfield	TRACKWAY	Post-Medieval to Modern	MWB22219	469309	169451
55	Trackway at Green Park, Reading	CURVILINEAR ENCLOSURE\FIELD SYSTEM\TRACKWAY	Prehistoric to Roman	MWB23880	469615	169541

Wokingham HER

57	Possible cropmark field system at Reading, Berkshire	FIELD SYSTEM	Prehistoric	MRD1915	469800	170200
58	Ring ditches and Roman sherds - Pingewood, Shinfield, Berkshire	RING DITCH	Roman	MWK3000	469820	169340
59	Roman gully - Pingewood (82) Trench B, Shinfield, Berkshire	GULLY	Roman	MWK3001	469820	169340
60	Roman pit - Pingewood (82) Trench B, Shinfield, Berkshire	PIT	Roman	MWK3002	469820	169340
61	Roman ditch - Pingewood (82) Trench B, Shinfield, Berkshire	DITCH	Roman	MWK3003	469820	169340
62	Undated ring ditch - Pingewood (82) Trench B, Shinfield, Berkshire	RING DITCH	Prehistoric	MWK3004	469820	169340
63	Roman ditch - Pingewood (82) Trench B, Shinfield, Berkshire	DITCH	Roman	MWK3005	469820	169340
64	Roman ditch - Pingewood (82) Trench B, Shinfield, Berkshire	DITCH	Roman	MWK3006	469820	169340
65	Roman ditch - Pingewood (82) Trench B, Shinfield, Berkshire	DITCH	Roman	MWK3007	469820	169340

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
66	Roman ditch - Pingewood (82) Trench B, Shinfield, Berkshire	DITCH	Roman	MWK3008	469820	169340
67	Roman ditch and finds - Pingewood (82) Trench B, Shinfield, Berkshire	DITCH	Roman	MWK3009	469820	169340
68	Late Bronze Age sherds at Smallmead, Reading, Berkshire	FINDSPOT	Prehistoric	MRD9722	470070	169740
69	Flint flakes at Smallmead, Reading, Berkshire	FINDSPOT	Prehistoric	MRD9723	470070	169740
70	Medieval sherd - Smallmead, Reading, Berkshire	FINDSPOT	Medieval	MRD9724	470070	169740
71	Cluster of burnt flint at Smallmead, Reading, Berkshire	FINDSPOT	Prehistoric	MRD9726	470100	169700
72	Romano-British sherds at Smallmead, Reading, Berkshire	FINDSPOT	Roman	MRD9727	469860	169740
73	Middle Bronze Age sherd - Pingewood 1, Shinfield, Berkshire	FINDSPOT	Prehistoric	MWK9701	469799	169300
74	Roman linear ditches - Shinfield, Wokingham, Berkshire	DITCH	Roman	MWK3012	469799	169300
75	Former pillbox - GHQ Foundry Brook, Shinfield, Berkshire	PILLBOX	Modern	MWK5571	470038	169368
76	Pillbox - GHQ Kybes Lane, Reading, Berkshire	PILLBOX	Modern	MWK5572	469780	169779
77	Gun pit - Kybes Lane, Reading, Berkshire	GUN EMPLACEMENT	Modern	MWK5577	469700	169750
78	Romano-British sherds - Pingewood 1, Shinfield, Berkshire	FINDSPOT	Roman	MWK9703	469830	169320
79	Bronze Age - Roman postholes at area 4000	PIT	Prehistoric to Roman	MRD7329	469967	169688

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
	at Reading Business Park, Berkshire					
80	LBA field system - area 5000 at Reading Business Park, Berkshire	FIELD SYSTEM	Prehistoric	MRD7330	469979	169940
81	LBA pit alignments - Area 5000, Reading Business Park, Berkshire	PIT ALIGNMENT	Prehistoric	MRD7331	469979	169940
82	LBA boundary ditch - Area 5000, Reading Business Park, Berkshire	DITCH	Prehistoric	MRD7332	469979	169940
83	Late Bronze Age boundary ditch - Area 5000, Reading Business Park, Berkshire	BOUNDARY DITCH	Prehistoric	MRD7333	469979	169940
84	Three continuous LBA ditches - Area 5000, Reading Business Park, Berkshire	DITCH	Prehistoric	MRD7335	469979	169940
85	Late Bronze Age pits and postholes - Area 5000, Reading Business Park, Berkshire	PIT CLUSTER	Prehistoric	MRD7336	469979	169940
86	Late Bronze Age field system – Area 6000, Reading Business Park, Berkshire	FIELD SYSTEM	Prehistoric	MRD7337	469992	170073
87	Post-medieval ditches – Area 6000, Reading Business Park, Berkshire	DITCH	Post-Medieval	MRD7338	469992	170073
88	Roman activity at Reading Business Park Area 2000, Reading, Berkshire	OCCUPATION SITE	Roman	MRD7341	470086	169496
89	Neolithic, Late Bronze Age and Roman occupation site-Reading Business Park, Berkshire	OCCUPATION SITE	Prehistoric to Roman	MRD6839	469967	169675
90	1st century AD enclosures at Reading Business Park, Area 2000, Reading, Berkshire	SETTLEMENT	Roman	MRD7342	470086	169496

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
91	Late Iron Age Ditches - Area 2000 Reading Business Park, Reading, Berkshire	ENCLOSURE	Prehistoric	MRD7343	470086	169496
92	Late Iron Age – Roman field system at Area 2000 Reading Business Park, Reading, Berkshire	FIELD SYSTEM	Prehistoric to Roman	MRD7344	470086	169496
93	Roman fence-like structure at Area 2000 Reading Business Park, Reading, Berkshire	FENCE	Roman	MRD7345	470086	169496
94	Roman field system at Area 2000 Reading Business Park, Reading, Berkshire	FIELD SYSTEM	Roman	MRD7346	470086	169496
95	Phase 1 - Roman ditch at Area 2000 Reading Business Park, Reading, Berkshire	DITCH	Roman	MRD7347	470086	169496
96	Phase 2 – Roman field system ditch at Area 2000 Reading Business Park, Reading, Berkshire	DITCH	Roman	MRD7348	470086	169496
97	Phase 3 – Roman field system ditch at Area 2000 Reading Business Park, Reading, Berkshire	BANK (EARTHWORK)	Roman	MRD7349	470086	169496
98	Late Iron Age - Roman pits at Area 2000 Reading Business Park, Reading, Berkshire	PIT CLUSTER	Prehistoric to Roman	MRD7350	470086	169496
99	Roman gullies at Area 2000 Reading Business Park, Reading, Berkshire	GULLY	Roman	MRD7351	470086	169496
100	Roman postholes at Area 2000 Reading Business Park, Reading, Berkshire	POST HOLE	Roman	MRD7352	470086	169496
101	Prehistoric pottery - Reading Business Park, Reading, Berkshire	FINDSPOT	Prehistoric	MRD7353	469967	169675

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
102	Bronze Age loomweight fragments-Reading Business Park, Berkshire	FINDSPOT	Prehistoric	MRD7355	469967	169675
103	Late Bronze Age clay moulds - Reading Business Park, Berkshire	FINDSPOT	Prehistoric	MRD7356	469967	169675
104	Bronze Age-Roman fired clay "slabs" at Reading Business Park, Berkshire	FINDSPOT	Prehistoric to Roman	MRD7357	469967	169675
105	Worked flint from Neolithic and Late Bronze Age industries - Reading Business Park, Berkshire	FINDSPOT; FINDSPOT; FINDSPOT	Prehistoric	MRD7358	469967	169675
106	Animal bones - Reading Business Park, Reading, Berkshire	FINDSPOT	Prehistoric to Roman	MRD7359	469967	169675
107	Plant remains at Reading Business Park, Reading, Berkshire	FINDSPOT	Prehistoric	MRD7360	469967	169675
108	Late Bronze Age sherds-Pingewood 1, Shinfield, Berkshire	FINDSPOT	Prehistoric	MWK9702	469800	169550
109	Romano-British sherds - Pingewood 2, Shinfield	FINDSPOT	Roman	MWK9720	469800	169550
110	Medieval sherds - Pingewood 2, Shinfield	FINDSPOT	Medieval	MWK9721	469800	169550
111	Bronze Age and Roman finds - Pingewood, Shinfield, Wokingham, Berkshire	FINDSPOT; FINDSPOT	Prehistoric to Roman	MWK15477	469850	169500
112	Cropmark ditched linears - Shinfield, Berkshire	DITCH?; ENCLOSURE?	Prehistoric	MWK15478	469750	169600
113	Prehistoric scraper - Lower Kennet Valley Survey, Shinfield, Berkshire	FINDSPOT	Prehistoric	MWK15479	469700	169550
114	Whetstone-Smallmead, Reading, Berkshire	FINDSPOT	Medieval	MRD15487	470070	169740
115	Undated features and MBA-Roman finds -	DITCH; PIT; POST HOLE	Prehistoric to Roman	MWK15623	469667	169588

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
	Green Park (Areas 9 and 10), Reading, Berkshire					
116	Roman pottery assemblage at Reading Business Park	FINDSPOT	Roman	MRD7354	470100	169600
117	Roman ditches - one containing a child cremation, Reading Business Park : Axiom 4	DITCH; CREMATION BURIAL	Roman	MRM16292	469590	169562
118	Possible Roman ditch - Pingewood (82) Trench A, Shinfield, Berkshire	DITCH	Roman	MWK3057	469813	169289
119	Roman ditch - Pingewood (82) Trench A, Shinfield, Berkshire	DITCH	Roman	MWK3058	469813	169289
120	Roman ditches - Pingewood (82) Trench A, Shinfield, Berkshire	DITCH	Roman	MWK3059	469813	169289
121	Roman ditch - Pingewood (82) Trench A, Shinfield, Berkshire	DITCH	Roman	MWK3060	469813	169289
122	LBA ditch - Area 5000, Reading Business Park	DITCH	Prehistoric	MRD7334	469979	169940
123	Middle to Late Bronze Age features - Green Park 3, Berkshire	FIELD SYSTEM; WATERHOLE; PIT	Prehistoric	MRM17530	469550	169666
124	Oval pit with skeleton, Reading Business Park : Axiom 4	BURIAL PIT	Prehistoric	MRM16291	469563	169575
125	Romano-British field system and pits - Green Park 3, Berkshire	FIELD SYSTEM; PIT	Roman	MRM17532	469757	169581
126	Multi-period occupation site, Reading Business Park, Reading, Berkshire	OCCUPATION SITE	Prehistoric to Roman	MWK6839	470085	169659
127	Medieval ditch and undated features and multi-period finds at Green Park, Reading, Berkshire	FINDSPOT; FINDSPOT; FINDSPOT; FINDSPOT; DITCH; TRACKWAY; FINDSPOT; FIELD	Medieval to Post-Medieval	MWK15626	469589	169960

Project ID	Asset Name	Site Type	Period	HER Number	Easting	Northing
		SYSTEM; PIT; POST HOLE				
128	Middle to Late Iron Age features - Green Park 3, Berkshire	BOUNDARY DITCH; PIT CLUSTER; CREMATION BURIAL	Prehistoric	MRM17531	469750	169581
129	Late Medieval and post-medieval trackways - Green Park 3, Berkshire	TRACKWAY	Medieval to Post-Medieval	MRM17533	469548	169596
130	Bronze Age settlement site - Green Park (Reading Business Park)	SETTLEMENT; HUT CIRCLE SETTLEMENT; FOUR POST STRUCTURE; WATERHOLE; STRUCTURE; PIT	Prehistoric	MRM16792	470091	169779
131	Field system at Hartley Court Farm, Shinfield, Wokingham, Berkshire	FIELD SYSTEM	Prehistoric	MWK15497	470160	169236
132	A Roman and medieval artefact scatter at Hopkinn Farm, Shinfield, Wokingham, Berkshire	ARTEFACT SCATTER; ARTEFACT SCATTER	Roman to Medieval	MWK15502	469833	168926
133	Late Bronze Age flint scatter - Hopkinn Farm, Shinfield, Berkshire	FLINT SCATTER	Prehistoric	MWK15501	469833	168926
134	Burnt mound - Area 3000B Green Park (Reading Business Park)	BURNT MOUND	Prehistoric	MRM16791	470103	169816
135	Middle to Late Iron Age features - Green Park 3, Berkshire	BOUNDARY DITCH; PIT CLUSTER; CREMATION BURIAL	Prehistoric	MRM17531	469533	169617

Previous Archaeological Events

Project ID	Event Name	Event Type	HER Number	Easting	Northing
West Berkshire HER					
EV1	Pingewood Watching Brief 1978	WATCHING BRIEF	EWB57	469550	169769
EV2	Watching brief at Pingewood	WATCHING BRIEF; FIELD VISIT	EWB1886	469500	169400

Project ID	Event Name	Event Type	HER Number	Easting	Northing
EV3	Reading Business Park (Green Park): Axiom 4. Archaeological Evaluation 1986	EVALUATION	EWB1000	470176	169782
EV4	Reading Green Park, Phase 3: Excavation	OPEN AREA EXCAVATION	EWB1120	469675	169631
EV5	Reading Business Park (Phase 1 and Phase 2 Green Park)	EVALUATION; OPEN AREA EXCAVATION	EWB1280	470236	169745
EV6	Green Park Areas 9 & 10, Reading: Phase 3 Evaluation	EVALUATION	EWB434	469682	169613
EV7	Proposed Site of Option 2 Substation and HV Electricity Reinforcement Works	EVALUATION	EWB440	469595	169888
EV8	Pingewood Watching Brief 1979-80	WATCHING BRIEF	EWB482	469124	169309
EV9	Pingewood Excavations 1982	OPEN AREA EXCAVATION; SYSTEMATIC FIELDWALKING SURVEY; RESCUE EXCAVATION	EWB484	469781	169321
EV10	Lower Kennet Valley Survey - 2nd and 3rd phases of fieldwalking	SYSTEMATIC FIELDWALKING SURVEY	EWB285	457138	166863
Wokingham HER					
EV11	Reading Green Park Village	TEST PITS	ERM1776	469541	170176
EV12	Small Mead Farm/Reading Business Park	GEOPHYSICAL SURVEY	ERM1022	470066	169523
EV13	Pingewood	EXCAVATION	ERM1027	469813	169319
EV14	Green Park (Reading Business Park) Phase 2	ENVIRONMENTAL SAMPLING; OPEN AREA EXCAVATION	ERM1469	470097	169843
EV15	Green Park Areas 9 & 10, Reading, Berkshire	EVALUATION	EWK106	469697	169581
EV16	Green Park (Reading Business Park) Phase 3	ENVIRONMENTAL SAMPLING; EXCAVATION; WATCHING BRIEF	ERM1547	469662	169598
EV17	Reading Business Park	OPEN AREA EXCAVATION	ERD121	470011	169771
EV18	Green Park Village Reading	EVALUATION; TRIAL TRENCH	ERM2025	469901	170307

Project ID	Event Name	Event Type	HER Number	Easting	Northing
EV19	400 Longwater Avenue Green Park Reading - Archaeological Evaluation	TRIAL TRENCH	ERM2168	469939	169831
EV20	Reading Green Park Station and Bus Interchange - Archaeological Watching Brief	WATCHING BRIEF	ERM2820	469568	170231

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