

CULTURAL HERITAGE DESK BASED ASSESSMENT

Land east and west of Hyde End Road, Shinfield, Berkshire

794-PLN-HER-00791

Land east and west of Hyde

End Road

Shinfield

Berkshire

Version 5

August 2025

CULTURAL HERITAGE ASSESSMENT

Quality Management					
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EXECUTIVE SUMMARY

- Land east and west of Hyde End Road, Shinfield, has been assessed for its Cultural Heritage (built heritage and archaeological) potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the Cultural Heritage potential of the Site.
- The development proposals comprise a full application for the erection of 184 no. dwellings (C3 Use Class) together with associated hard and soft landscaping, drainage infrastructure, parking, access and associated works.
- In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield Sites have been identified within the Site, or the vicinity of the Site.
- No designated or non-designated built heritage assets have been identified as being adversely affected by the proposed development through the alteration of their settings. The proposed development is considered to accord with the provisions of Section 66 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.
- The southern field of the eastern land parcel has been subject to a previous trench evaluation. The evaluation comprised thirteen trenches, of which only one recorded an undated ditch feature. Based on the form of the feature the excavators concluded the ditch was probably of post-medieval date and therefore of low significance.
- Based on current evidence this assessment has identified a low to moderate potential for Neolithic and Bronze Age remains; a moderate potential for Iron Age and Roman remains and a low potential for all other periods. The significance of any archaeological remains that may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas. In the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) any remains present within the Site would most likely be of local (low) significance.
- Any surviving archaeological remains are likely to be encountered at a relatively shallow depth below topsoil and subsoil horizons. Previous agricultural activity across the Site is also likely to have had a widespread but moderate impact on any archaeological remains present. The development proposals, which will require new foundations, service runs, and possible landscaping are therefore likely to have a significant adverse impact on any surviving archaeological remains.
- Given the Site's archaeological potential, and with consideration of the likely significance of any surviving archaeological assets within the Site, it is likely that the archaeological advisor to the Local Authority will require an archaeological evaluation to fully assess the Site. Considering the results of the previous evaluation, such investigations are likely to be focused on the western land parcel, and the northern field of the eastern land parcel. As remains of a high significance that might preclude development are not anticipated, it is considered that any further archaeological work could be secured by attaching an appropriately worded planning condition to the granting of planning consent.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This Cultural Heritage desk-based assessment has been researched by James Wisher, and prepared by Craig Halsey of RPS Heritage, on behalf of the client, Bloor Homes and the University of Reading.
- 1.2 The subject of this assessment is Land east and west of Hyde End Road, located within the county of Berkshire. The Site is approximately 10.07 hectares in extent and centred at National Grid Reference SU 73209 67213 (Figure 1). The Site lies within the administrative area of Wokingham Borough Council.
- 1.3 Bloor Homes has commissioned RPS Consulting Services UK Ltd to assess the Cultural Heritage potential of the Site, to provide guidance on ways to address any archaeological constraints identified and to assess the potential built heritage impacts of the proposed allocation for residential development.
- 1.4 In accordance with the relevant government policy and guidance on archaeology and planning, including paragraph 207 of the NPPF and the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2022) and *GPA3: The Setting of Heritage Assets* (December 2017) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the Cultural Heritage potential of the Study Site.
- 1.5 The assessment comprises an examination of evidence held in the Berkshire Historic Environment Records (HER), and online resources. Information regarding Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields and Listed Buildings was obtained from the HER and Historic England's National Heritage List for England (NHLE).
- 1.6 The assessment incorporates published and unpublished material, and charts historic land-use through a map regression exercise. All work was undertaken in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessment' (ClfA 2022).
- 1.7 The study provides an assessment of the archaeological and built heritage potential of the Site and the significance of heritage assets within and around the Site. This assessment thus enables relevant parties to assess the archaeological potential of various parts of the Site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), which was most recently revised in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and has since been periodically updated.
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
 - Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Conservation of England's heritage assets in a manner appropriate to their significance; and
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.7 Paragraph 214 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 215 requires this harm to be weighed against the public benefits of the proposed development.
- 2.8 Paragraph 216 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.9 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, Site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified

by the local planning authority during the process of decision-making or through the plan-making process.

2.10 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.11 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.12 *Significance* (for Heritage Policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

2.13 *Setting* is defined 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.

2.14 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of Sites not significant enough to merit *in-situ* preservation.

2.15 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Overview: Historic Environment Good Practice Advice in Planning

2.16 The PPS5 Practice Guide was withdrawn in March 2015 and replaced with three Good Practice Advice in Planning Notes (GPAs) published by Historic England. *GPA1: The Historic Environment in Local Plans* provides guidance to local planning authorities to help them make well informed and effective local plans. *GPA2: Managing Significance in Decision-Making* includes technical advice on the repair and restoration of historic buildings and alterations to heritage assets to guide local planning authorities, owners, practitioners and other interested parties. *GPA 3: The Setting of*

Heritage Assets replaces guidance published in 2011. These are complemented by the Historic England Advice Notes in Planning which include *HEA1: Understanding Place: Conservation Area Designation, Appraisal and Management* (February 2016), *HEA2: Making Changes to Heritage Assets* (February 2016), *HEA3: The Historic Environment and Site Allocations in Local Plans* (October 2015), and *HEA4: Tall Buildings* (December 2015).

GPA1: The Historic Environment in Local Plans (March 2015)

2.17 This advice note focuses on the importance of identifying heritage policies within Local Plans. The advice echoes the NPPF by stressing the importance of formulating Local Plans based on up-to-date and relevant evidence on economic, social and environmental characteristics and prospects of the area, including the historic environment.

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

2.18 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

2.19 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.

2.20 As with the NPPF the document defines setting 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*'. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that

significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.

2.21 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.

2.22 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.

2.23 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.

2.24 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:

1. Identify which heritage assets and their settings are affected;
2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;
3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

2.25 The purpose of this advice note is to provide information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).

2.26 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.

2.27 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

2.28 To assess the impact to the significance of a heritage asset Historic England state that it is necessary to understand if there will be impacts to built fabric or the setting of a heritage asset and how these contribute to the heritage asset's overall significance. Where the proposal affects the setting, and related views, of a heritage asset, or assets, it is necessary to clarify the contribution of the setting to the significance of the asset, or the way that the setting allows the significance to be appreciated.

2.29 This enables an assessment of how proposals will affect significance, whether beneficial or harmful. It also states that efforts should be made to minimise harm to significance through the design process, with justification given to any residual harm.

Local Planning Policy

Wokingham Borough Council

2.30 The statutory Development Plan for Wokingham Borough comprises the Adopted Core Strategy Development Plan Document (January 2010), the Managing Development Delivery Local Plan (February 2014) and various adopted supplementary planning documents (SPDs), the most relevant of which are the Wokingham Borough Council Borough Design Guide Supplementary Planning Document (June 2012).

2.31 The Council is currently preparing a new local plan which will be subject to further consultation. The following information applies to heritage interest:

CP3 - General Principles for development

Planning permission will be granted for proposals that:

- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.*
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;*

2.32 The Wokingham Borough 'Managing Development Delivery Local Plan – Enhancing the Borough's Environment and Character through Exceptional Development' document (February 2014) also contains the following policies of heritage relevance:

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 [not illustrated, but designated heritage assets are shown on Figure 2].*
- 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

- Areas of high archaeological potential are shown on the Policies Map [not illustrated, but designated heritage assets are shown on Figure 2].
- In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.
- 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.

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

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

2.33 Wokingham Borough Council (BC) is currently undergoing public consultation with regards to the new draft Local Plan (Regulation 19). The draft Local Plan sets out the planning policies proposed to manage development across the borough to 2040. The Draft Local Plan contains the following policies specifically related to archaeology and heritage.

Policy DH5: The Historic Environment

1. Designated heritage assets, including Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens, are irreplaceable resources that, subject to their significance, should be conserved for the benefit of future generations.
2. Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting. This will be achieved through:
 - a) Identifying and understanding the heritage assets that may be affected by the proposed works, at an early stage in the design process;
 - b) Supporting works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk; and
 - c) Retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.

3. *Where development proposals have the potential to affect a heritage asset and/or its setting, a heritage assessment should be prepared in a level of detail proportionate to the asset's importance. This assessment should be submitted as part of a planning application and should describe the significance of the heritage asset and its setting, before assessing the potential impact of the proposal on its significance.*
4. *Development proposals that would cause substantial harm to, or total loss of significance of a designated heritage asset, will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm, or where all the following criteria apply:*
 - a) *The nature of the heritage asset prevents all reasonable uses of the site;*
 - b) *No viable use of the heritage asset can be found through appropriate marketing that will enable its conservation;*
 - c) *Conservation by grant-funding or another form of not-for-profit, charitable or public ownership is demonstrably not possible; and*
 - d) *The harm or loss is outweighed by the benefit of bringing the site back into use.*
5. *Where a development proposal would cause less than substantial harm to the significance of a designated heritage asset, clear and convincing justification will need to be provided to demonstrate the public benefits of the proposal that could not otherwise be achieved. The level of public benefit must outweigh any harm to a designated heritage asset.*
6. *Local Historic Parks and Gardens and Areas of Special Character are included on the Policies Map. All non-designated heritage assets are identified and recorded on the council's website.*
7. *Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.*

Policy DH6: The Historic Environment

1. *Development proposals should be accompanied by a detailed archaeological assessment where:*
 - a) *The development has the potential to affect a scheduled monument or a non-designated heritage asset of archaeological interest;*
 - b) *The site is within or in proximity to an Area of High Archaeological Potential, or*
 - c) *The site is within a location where archaeological remains are known or suspected to exist.*
2. *The archaeological assessment should be in the form of a desk-based study that explains the significance of any archaeological remains, using suitable references such as the Historic Environment Record and, where necessary, a field evaluation. The assessment must explore and explain any likely impact of development upon the archaeological remains.*
3. *Development proposal should take appropriate measures to protect any archaeological remains by preservation in situ. Where an assessment of archaeological potential demonstrates this is not justified or proportionate, applicants will be responsible for the excavation, recording and archiving of remains.*

2.34 The site at Hyde End Road, Shinfield, is also allocated for residential development to provide 175 homes under Policy SS14.12 of the draft Local Plan. Appendix E of the draft Local Plan sets out the specific development guidelines for Hyde End Road as follows.

Site reference (HELAA reference)	Address	Description	Planning status (if relevant)	Development guidelines
SS14.12 (5SH023, 27)	Land east and west of Hyde End Road, Shinfield	Area (ha): 10.4 Land use: Proposed for housing	N/A	<ul style="list-style-type: none"> Vehicle access from Hyde End Road Provide connectivity to the adjacent new development. Provide connectivity to areas of open space within the site and the surrounding area, including the new park Langley Mead Sensitivity of new development to the areas of adjacent ancient woodland That development be contained within Flood Zone 1 and avoids areas potentially susceptible to reservoir flooding. That surface water corridors within the western and eastern parcels of the site are left free of development. That appropriate groundwater monitoring is carried out over the winter months (1 October – 31 March) to inform site development and sewerage. Undertake a desk based archaeological impact assessment to better understand the archaeological potential of the site.

2.35 The only statement presented in the development guidelines relevant to archaeology and historic environment specifies that a desk-based archaeological impact assessment should be undertaken 'to better understand the archaeological potential of the site'.

2.36 The Wokingham Borough Design Guide SPD (June 2022) contains the following guidance of relevance:

G1: Development must respond positively to its Site and local context, including;

- Topography and orientation of the Site;*
- Heritage assets and their settings, for instance archaeological features, listed buildings, historic parks and gardens and conservation areas;*

2.37 Planning within the Borough is also guided by the policies stated within the Made Shinfield Neighbourhood Plan (January 2017). There are no policies within this plan specific to archaeology.

Relevant National and Local Designations

2.38 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no designated World Heritage Sites, Scheduled Monuments, Historic Battlefield Sites or Historic Wreck Sites lie within the immediate vicinity of the Site.

2.39 In terms of local designations, the Site is not located within an Area of High Archaeological Potential.

2.40 In line with relevant planning policy and guidance, this desk based assessment seeks to clarify the Site's archaeological potential, the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

3.1 The solid geology of the across the Site is shown by the British Geological Survey (BGS Online 2024) as the London Clay Formation, which is comprised of sands, silts and clays. This sedimentary bedrock is of marine origin, and formed within warm shallow seas between 56 and 47.8 million years ago during the Palaeogene period.

3.2 The London Clay Formation is overlain by superficial Quaternary deposits comprised of Pleistocene terrace gravels. These deposits define a former course of the River Loddon when it existed as a wide braided river flowing under cold climate glacial conditions. The age of these deposits is difficult to determine, but they are likely to date to the last major glacial episode, the Devensian Glaciation, which occurred c 117,000 to 11,700 years ago. However, the gravels may also comprise older Pleistocene river terraces. The Holocene alluvial floodplain of the River Loddon lies c 200m to the east of the Site.

3.3 No Site specific or British Geological Survey borehole data is currently available for the study Site. However, a BGS borehole (Ref: SU76NW28) located just to the south of High Copse, towards the south of the Site, recorded 0.1m of topsoil overlying terrace gravels, which extended to a depth of c 2.8m bgl, overlying London Clay. Further information on the depth of the deposits is provided by a previous trench evaluation undertaken across the southern field of the eastern land parcel (Oxford Archaeology, 1999). This recorded topsoil/subsoil horizons varying between 0.3 to 0.5m thick overlying gravel terrace deposits.

Topography

3.4 The topography of the Site is relatively level sloping gently from c 46m OD in the west to c 42m OD towards the east. The River Loddon flows c 300m to the east of the Site following a roughly south the north course.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	2,500 BC
Bronze Age (including Chalcolithic)	2,500 -	800 BC
Iron Age	800 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

4.1 This chapter reviews the available Cultural Heritage information for the Site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the Study Site and potential for built heritage impacts.

Archaeology

4.2 What follows in this section of the report comprises a review of archaeological findspots and investigations within a 1.25km buffer of the Site (Figure 2a-b), also referred to as the study area search radius, held on the Berkshire Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day. The search radius was chosen based upon extensive professional experience within this area of Berkshire, as well as professional judgement.

4.3 HER monument records, find spots and previous archaeological investigations within the study area ('Events') are illustrated on Figure 2b.

4.4 As stated above, in terms of nationally significant designated heritage assets, as defined above in Section 2 above, and as shown on Figure 2a, no World Heritage Study Sites, Scheduled Monuments, Historic Battlefield or Historic Wrecks lie within the study Site.

4.5 Chapter 5 subsequently considers the Site conditions as understood through this review of potential archaeological assets, and whether the theoretical potential identified is likely to survive the impact of previous and proposed development.

Identification of Built Heritage Assets: Designated Built Heritage Assets

4.6 A plot of all designated built heritage assets within a 1.25km radius of the Site is given at Figure 2a. This radius is proportionate to the size of the Site and scale of the proposed development and is sufficient to identify potentially relevant built heritage assets. Not all built heritage assets shown on Figure 2a however have the potential to be affected by the proposed development.

4.7 The proposed development is not considered to have the potential to affect the significance of a built heritage asset where:

- The Site has been identified as making no contribution to the significance of that asset; and
- The Site forms no appreciable element of the experience of that asset within its setting; and
- The proposals have been assessed as not having the potential to change the way in which that asset is experienced or understood within its setting, as a result of significant intervening distance and/or intervening visual barriers.

4.8 The nearest listed buildings to the development comprise the Grade II (NHLE ref.1136149) School building on Hyde End Road, which lies approximately 160m to the north west of the Site, and the Grade II listed Hyde End Farmhouse (NHLE ref: 1118138), which lies c 410m to the south of the Site. However, the School building will be obscured from the development by intervening residential development, and mature trees which border the B3349. Hyde End Farm house will also not be visible from the development, being separated by several fields with well-developed vegetated field boundaries and an intervening copse of trees which borders the southern boundary of the western land parcel.

4.9 As a result of intervening distance and visual barriers, no other designated built heritage asset shown on Figure 3 has been identified as being relevant to this assessment.

Previous Archaeological Investigations

4.10 There have been a number of archaeological investigations within the study area, many of which consist of desk-based assessments, appraisals of aerial photographs, field walking and geophysical surveys. Investigations that provide useful information to assess the Site's archaeological potential are discussed below and shown as the 'Event' data on Figure 2b.

4.11 The eastern land parcel was subject to a geophysical survey (HER ref: EWK95; SU 73941 68065) as part of a wider survey across four areas in 1997. The HER notes two discrete areas of magnetic enhancement which may be associated with human activity. Several other areas of possible archaeological interest were identified, but not scanned in detail. However, the HER does not record which areas these anomalies were recorded.

4.12 An archaeological evaluation was carried out by Oxford Archaeology on five Sites (areas R1b, R3a, R2 and R3g and R4b) associated with a proposed new settlement around the village of Shinfield (HER ref: EWK96; SU 73696 67702). One of these areas, R4b, was located within the southern field of the eastern land parcel and comprised 13 trenches. The location of these trenches is shown in Appendix B (Oxford Archaeology, 1999). One trench (trench 47) contained a single undated ditch, although it was suggested the ditch was of post-medieval date based on the form of the feature. The intention was also to undertake trenches in the northern field (Area R4a) but this was not possible due to crop cover.

4.13 In Area R1b to the north-west of Shinfield, seven trenches were excavated and a single ditch was revealed. The ditch contained only a single sherd of abraded Romano-British pottery.

4.14 In Area R3a, to the north-east of the village, six trenches were excavated. The evidence from this area comprised a ditch and two narrow slots all containing post-medieval material. The material is probably connected to the demolition of the cottage known to have occupied part of the Site.

4.15 Areas R2 and R3g were adjacent and located to the east of the village. They contained the Sites of known cropmarks. Twenty-four trenches were excavated to investigate the cropmark. Ditches corresponding to the cropmarks were identified and investigated. Dating evidence for most of the ditches was extremely limited, with some possibly being Roman and others medieval or post-medieval. One ditch produced a substantial assemblage of Late Iron Age or early Romano-British pottery.

4.16 A fieldwalking survey was undertaken directly to the south of the western land parcel, taking in a very small strip of the western field (HER ref: ERM1180; SU 7271 6722). Findings were limited to five pieces of post-medieval pottery, and a very small assemblage of undiagnostic worked flint.

4.17 An archaeological evaluation was undertaken at Hollow Lane, Shinfield, located c 650m to the north of the Site (HER ref: EWK134; SU 73259 68053). The Site is located to the east of the historic centre of Shinfield. A total of forty-five trenches were excavated ranging in size between 2m and 33m in length. Five of the trenches contained features. In the northern part of the Site a feature was recorded extending across Trenches 5, 44 and 45. This was either a curving ditch or large pit. A sherd of pottery provisionally dated to the Iron Age was recovered, along with worked flint of probable Bronze Age date. In the south-eastern part of the Site, a posthole containing a single sherd of early prehistoric pottery was revealed. Three undated gullies were also excavated in Trench 23. The features and finds recovered during the evaluation suggest evidence of prehistoric occupation at the Site.

4.18 Another evaluation at Hollow Lane, c 700m to the north of the Site, revealed evidence for Middle Iron Age pits and a gully, Roman ditches, undated postholes, and an undated cremation burial or pyre deposit (HER ref: EWK146; SU 73209 68125).

4.19 An archaeological evaluation, comprising four trenches, was undertaken at land to the rear of Baytree Cottage and Roselyn, Hyde End road, c 350m to the north of the Site (HER ref: ERM671; SU 73253 67779. No archaeological finds or features were encountered.

4.20 An archaeological evaluation undertaken at the Manor Site, Hollow Lane (HER ref: ERM931; SU 73104 68282), located c 800m of the Site revealed evidence for Medieval and post-medieval activity in the form of ditches, pits, quarries and wall footings.

4.21 An archaeological evaluation was undertaken in advance of the Eastern Relief Road development, c 800m to the north of the Site (HER ref: REM1142; SU 7380 6818). The evaluation comprised 10 trenches which revealed a number of ditches that were thought to represent drainage ditches of a post-medieval date.

Undated Evidence

4.22 An evaluation undertaken just to the north of the Site revealed a number of discrete pit like features along with linear ditches and gullies (ERM2271, MRM18517; SU 7307 6741). Although undated they were thought to be of a post-medieval date.

4.23 Possible pit clusters, linear feature, and an enclosure were identified by cropmarks c 150-300m to the south west of the Site (MWK1801, SU 727 670; MWK1802, SU 728 670; MWK1803, SU 72800 67020). Although undated the HER notes that one of these groups of features may represent Iron Age and Roman activity (MWK1801).

Early Prehistoric – Palaeolithic & Mesolithic

4.24 The Palaeolithic period represents the period of human activity leading up to the end of the last Ice Age c 11,000 years ago, and the emergence of anatomically modern humans. Little is known about the lifestyles and activities of these people, as the bulk of survivable evidence comes from stone tools that have been recovered, often relocated from their primary location of deposition by erosion and water movement, and from rare skeletal fragments and faunal remains.

4.25 The HER records a large handaxe of possible lower Palaeolithic date, recovered from a gravel pit at Ryeish Green c 500m to the north west of the Site in 1907 (HER ref: MWK8570; SU 73100 67800). Another was found opposite the Magpies and Parrot Public House, c 500m to the north east of the Site in 1925 during casual digging for gravel (HER ref: MWK8578; SU 73800 67800).

4.26 Archaeological investigations undertaken to the south west of Shinfeld village, c 600mm to the north of the Site, encountered evidence of Mesolithic activity comprising two main concentrations of residual worked flint with further material widely distributed in later features (HER ref: MRM18612; ERM2683; SU 7282 6770). The two concentrations of worked flint focused on a Bronze Age ring ditch and Early Iron Age pit cluster. The putative barrow appears to have incorporated residual flintwork in soils used in its construction, and the barrow may have been sited over a small Mesolithic occupation Site. The flint from the ring ditch may possibly indicate that between the time when the barrow was constructed and the creation of the field systems, there was some form of severe erosion that removed this relict soil and its flintwork. In total some 269 struck flints were discovered during the excavation. Diagnostic artefacts in the flintwork recovered from the excavation as a whole were rare but almost all those identified dated to the Mesolithic period, although there was some limited Neolithic or Early Bronze Age and later prehistoric material. The flintwork appears to be largely Late Mesolithic although several very large blades or blade segments that could be Early Mesolithic were discovered.

4.27 During the Loddon Valley Survey (HER ref: MWK6763; SU 743 675) a small assemblage comprising four flakes and a microlith of Mesolithic date were found c 800m to the east of the Site,

4.28 The presence of early Prehistoric material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. In this instance, the paucity of nearby evidence suggests the Site holds low archaeological potential for Palaeolithic and Mesolithic activity. Mesolithic activity in particular, is likely to be focused on the floodplain of the River Loddon, located c 300m to the east of the Site, where the wetland and riverine environments would have provided rich subsistence resources and river gravels suitable for tool manufacture.

Later Prehistoric – Neolithic & Bronze Age

4.29 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence economy of the Neolithic period. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.30 By the Bronze Age period, around the 1st Millennium BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.31 An assemblage of eleven worked flints of possible Neolithic or Bronze Age date were recovered during a fieldwalking survey at West Shinfield, c 300m to the west of the Site (HER ref: MRM16468; SU 7267 6722).

4.32 During the Loddon Valley Survey a Neolithic to Bronze Age flint scatter was recovered c 350m to north of the Site during a fieldwalking exercise (HER ref: MWK6803; SU 730 676).

4.33 Excavations at land north of Croft road, c 700m to the west of the Site, recovered three pieces of residual Neolithic/Bronze Age worked flint from later Iron Age and Roman features. Bronze Age pottery sherds were also recovered from a ditch, although the ditch was thought to be of a Middle Iron Age date based on the alignment (HER ref: MRM18545; SU 7216 6703).

4.34 Cropmarks, followed by geophysical survey and a later excavation, revealed evidence for a Late Neolithic to Early Bronze Age barrow, c 400m to the west of the Site (HER ref: MRM18556, ERM2683; SU 7283 6750). The excavation revealed an internal later Early Bronze Age cremation pit containing a collared urn, with another cremation pit in close vicinity outside the limits of the ring ditch. Part of the ring ditch fill was found to contain a large quantity of oak wood charcoal, mainly derived from large branches. A piece of which provide a radiocarbon date of 2203-2034 cal BC. The Site also produced evidence for two isolated Middle Bronze Age pits.

4.35 Other evidence for Neolithic activity comprises chance finds which include; a Neolithic flint hoe found on the east bank of the River Loddon c 300m to the east (HER ref: MWK8579; SU 73800 67200); and a flint axe found c 30m to the north of the Site's western land parcel (HER ref: MWK8583; SU 72980 67320).

4.36 Crop marks to the west of Burleigh Lodge, located c 500m to the south of the Site, may represent the remains of Bronze Age barrows and possible associated linear features (HER ref: MWK15684; SU 73414 66422).

4.37 Two middle Bronze Age pits were recorded during investigations to the south west of Shinfield, c 350m to the north west of the Site (HER ref: MRM18611; SU 7306 6762). One pit contained a very small amount of burnt bone, which may be either human or animal. The pit also contained 53 sherds of pottery belonging to three very incomplete Deverel-Rimbury vessels including a large urn or jar and a probable globular urn, alongside fragments of a perforated fired clay loom weight or block, a possible fired clay perforated disc fragment, charred barley grains, hazelnut shell fragments and seeds. The other pit contained a single sherd from a globular urn with a decorated cordon.

4.38 Although the evidence for Neolithic and Bronze Age activity within the study area is relatively sparse, there is clear evidence that the gravel terraces located to the west of the current course of the River Loddon were utilised during the Neolithic and Bronze age periods for settlement and funerary activities. Given that the Site is located on this gravel terrace, with the Holocene floodplain of the River Loddon located c 300m to the east, the Site may have formed a favourable location for occupation and settlement. The well drained soils of the gravel terrace would have provided suitable land for agricultural, with the nearby rich subsistence resources of the alluvial floodplain also proving to be an attractive asset. Considering the landscape position of the Site and the available evidence the Site is considered to hold a low to moderate potential for Neolithic and Bronze Age activity.

Iron Age & Roman

4.39 An Early Iron Age settlement was encountered during archaeological excavations to the south west of Shinfield Village, (MRM18614; SU 7290 6756), located c 450m to the west of the Site. The settlement appeared fairly dispersed and included two intercutting pit groups, six four-post structures, a scatter of probably contemporary postholes, and a single isolated pit. Apart from the isolated pit, the features were spread over an area of 0.9ha in the south-eastern corner of the site. Two radiocarbon dates were taken from the pit group; one from a charred hazelnut shell which

returning a Mesolithic date, and the other from alder roundwood charcoal from a stratigraphically later pit. This produced a date of 755-413 cal BC.

4.40 A number of archaeological investigations within the vicinity of Croft Road at Spencers Wood village, located c 750m to the southwest of the Site, have revealed evidence of Middle to Late Iron Age field systems, with some evidence of occupation. An archaeological excavation (HER ref: MRM17655; SU 7213 6690) recorded Iron Age ditches, gullies, pits and post-holes. One of the ditches was radiocarbon dated to 400-352 cal BC, while another was dated to 197-39 cal BC. The modest volume of pottery, lack of other finds and paucity of features other than boundary features, suggests that this location was not an occupation focus but was probably located on the fringe of an occupation area. An Iron Age pit, more indicative of occupation, had previously been identified a short distance to the south of the excavations areas (HER ref: MRM167653; SU 7227 6677).

4.41 Another evaluation within the area of Croft Road revealed ditches, gullies and three undated cremations (HER ref: MRM18325; SU 7216 6708). Although undated, the linear features were thought to indicate a dispersed field system of Iron Age or Roman date. A later excavation recorded features more indicative of settlement. (HER ref: MRM18547; SU 7215 6700). The excavations revealed a range of Iron Age features comprising pits, postholes, ditches, boundaries, a ring gully roundhouse and a large pit/watering hole. The evidence was interpreted as representing a Middle to Late Iron Age settlement comprising a round house and adjacent boundaries features. Two main phases of activity were represented from the 4th to the 1st century BC. Pottery dated the features to a span encompassing the Middle and Late Iron Age supported by six radiocarbon determinations, with a very slight presence from the early Roman period.

4.42 Two Roman ditches, brick, tile and pottery sherds have also been recorded during an archaeological evaluation in the Spencer Wood area. A single sherd of Roman mortaria was also recovered from the subsoil elsewhere on the site (HER ref: MRM16755; SU 72210 66800).

4.43 A former field system was also revealed during archaeological monitoring near Arborfield Road, located c 400m to north east of the Site (HER ref: MRM18302; SU 7370 6767). The evidence comprised five ditches and two pits. The majority of these features were undated, although the features were thought to be of an Iron Age to Roman date.

4.44 Cropmarks, recorded at High Copse Farm c 250m to the south west of the Site (HER ref: MWK1801; SU 727 670), appeared to indicate the presence ditches and possible pits that were thought to represent a possible Iron Age or Roman settlement.

4.45 A large number of ditches, with associated pits and a possible trackway, were revealed during an evaluation at Schoolgreen, located c 550m to the northeast of the Site (HER ref: MWK1833, MWK1839; SU 73783 67706). Many of these ditches were undated although two were confidently dated to the Late Iron Age and early Roman period. A Late Iron Age/Roman pit and five linear features have also been recorded across this area (HER ref: MRM15821; SU 73824 67611). Some of the ditches contained considerable quantities of charcoal, burnt flint, and pottery suggesting close proximity to a settlement.

4.46 Iron Age activity has also been recorded to north west of the Site around the Hollow Lane area. An open area excavation, c 800m to the north the Site, revealed pits, ditches and post holes of a Middle Iron Age date, and a single Roman ditch (HER ref: MWK15655, EWK146; SU 73250 68066).

4.47 Other investigations near to Hollow Lane, c 700m to the north of the Site (HER ref: MWK15667; SU 73326 68028), recorded an undated cremation burial or pyre deposit. Tiny fragments of burnt bone were found within the fill, which also contained frequent inclusions of charcoal, as well as two fragments of burnt clay and a fragment of daub. Given the presence of a number of Roman ditches across the area it has been suggested that the cremation is of a Roman date.

4.48 Evidence of possible Iron Age metal working was indicated during an evaluation on land to the south west of Bridge Farm, c 750m to the south east of the Site (HER ref: MRM18425; SU 7422 6688). A buried soil contained a concentration of finds, which included Iron Age pottery, worked flint and metalworking slag.

4.49 An evaluation at Farley Hall Estate, c 500m to the south of the Site (HER ref: MRM18345; SU 7352 6658) identified Iron Age and early Roman features. These comprised linear features including ditches and gullies, and small pits. They are considered to indicate the probable presence of three or four farmsteads probably comprising ditched paddocks and enclosures, which would be typical for this period.

4.50 Other evidence for Roman activity comprises numerous pottery sherds discovered during fieldwalking as part of the Loddon Valley Survey (HER ref: MWK15322, MWK15323, MWK15387; MWK15390, MWK15391); a Roman pottery sherd dating to the 3rd to 4th centuries found during the excavation of footings for a garage, c 950m to the north west of the Site (HER ref: MWK8584, SU 72850 68300); and a possible Roman field boundary recorded 1km to the north west of the Site (HER ref: MRM16340; SU 72662 68171).

4.51 Overall, there is widespread evidence across the study area for Iron Age and Roman activity. The majority of this evidence appears to reflect a rural agricultural landscape comprised of field systems and small scale farmsteads. The activity is particularly concentrated to the south west of the Site around the vicinity of Spencers Wood village; to the north west around Hollow Lane, and to the north just to the south of the Arborfield Road. These areas are located on the Pleistocene terrace gravels of the River Loddon. Given that the Site occupies a similar landscape location to these areas of activity, and with consideration of the available HER data, the Site is considered to hold a moderate potential for Iron Age and Roman archaeological remains.

Anglo-Saxon & Medieval

4.52 Shinfield was held by the Saxon lord Saxi during the reign of Edward the Confessor. Following the Norman Conquest the land was given to William Fitzosborn, who initiated the building of the church in AD 1069. Shinfield is recorded in the Domesday Survey of 1086 as 'Selingefelle' when it was recorded as holding a population of 15 households (HER ref: MWK1109; SU 73000 68200). It was a Royal demesne and was granted to the Earl of Warwick at some time before AD 1166. The lands of Shinfield Manor remained part of the lands of the St. John's as tenants to Warwick, until the mid-16th century.

4.53 In 1560 Queen Elizabeth I granted the manor to the Marquess of Winchester in trust for Edward Martin. Edward's daughter and heir Anne, married William Woolascott and the manor thereafter descended with Brimpton, until sold to Alexander Cobham in 1786. The manor remained with the Cobham family until the 20th century. The location focus of the medieval village core is not known, but it is likely it was in close proximity to the church.

4.54 An evaluation at Spencers Wood, c 900m to the southeast of the Site, revealed a ditch which contained seven sherds of Roman pottery along with a single sherd of Early Saxon pottery (MRM16755; SU 72210 66800). Early Saxon material was also found in four linear features. Of these only a single sherd was recovered to provide dating evidence and the other finds could be residual (MRM16758, SU 72274 66782).

4.55 Early Medieval occupation has also been identified at Shinfield Glebe, located c 1km to the northwest of the Site (HER ref: MRM16342, SU 72742 68267). The activity consisted of a number of ditches, pits and post-holes. The finds comprised fragments of brick and tile and pottery dating from the early 11th to 12th century. The activity was thought to represent a farmstead, with the ditches and gullies marking land division or paddocks for livestock. The activity was thought to represent an extension of activity to the core of medieval Shinfield village.

4.56 Further evidence for Medieval activity was recorded at the Manor Site, located c 800m to the north west (MRM16352; SU 73035 68184). A number of medieval pits, postholes, ditches and gullies (and possible quarry pits) were identified cut into the natural gravels. Two large medieval pits produced the best preserved finds assemblages, which included evidence for iron working, weaving and the firing of clay, possibly in the manufacturing of tiles. These pits, along with the probable quarry pit, are indicative of small-scale industrial activity rather than domestic occupation. However, in a medieval rural settlement, the delineation between domestic and industrial activity may not be well-defined, and it is likely that there was a limited amount of settlement in the close vicinity.

4.57 The HER records cartographic evidence for a possible moat or clay pits, c 900m to the northwest of the Site (HER ref: MWK1104, SU 72700 68170). The feature is marked on a glebe terrier of c1680 (called Parsonage Pond) suggesting a pit rather than a moat. Clay may have been dug here for the brick church tower nearby, which is 17th century.

4.58 Other evidence for medieval activity comprises medieval sherds found during fieldwalking as part of the Loddon Valley Survey, the majority of which has been found to the northwest of the Site. (MWK15386; MWK15387; MWK15389; MWK15393; MWK15396; MWK15397; MWK15406; MRM16216).

4.59 Overall, the HER data suggests that medieval settlement was focused to the north west of the Site in the vicinity of the existing church. During the medieval period the Site probably formed part of a wider agricultural landscape. Therefore, the Site's potential for evidence of Anglo-Saxon to Medieval settlement and occupation can be regarded as low. However, evidence of agricultural activity in the form of field boundaries could possibly be present within the Site.

Post Medieval & Modern (including map regression exercise)

4.60 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.

4.61 The 1761 Rocque Map of Berkshire (Figure 3) shows the Site occupying a rural landscape bisected by Hyde End Road with the River Loddon shown to the west. The 1790 Thomas Pride Map (Figure 4) shows little change to the Site, although areas of woodland are annotated occupying the eastern and western land parcels. The 1806 Ordnance Survey Map (Figure 5) still depicts the Site within an agricultural landscape, with the western land parcel largely occupying a single land parcel, while the eastern parcel is spread across several fields, two of which comprise woodland.

4.62 The 1837 and 1838 Shinfield Parish Tithe Map (Figure 6) provides more details on the occupants, landowners and land usage. The land parcels are described as follows.

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
268	Thomas Chapman	Thomas French	Tanners Farm Homestead	
269	Thomas Chapman	Thomas French	Coppice Ground	Arable
270	Ebenezer Fuller Maitland	Jonathan Elliott Junior	The Four Acres	Arable
278	Thomas Chapman	Thomas French	Coppice Ground	Arable
280	Alexander Cobham Cobham	Alexander Cobham Cobham	Part Of Costrills Coppice	Wood
281	Reverend the Late John Applebee & Reverend Thomas Calthorpe Blofield Horetton & Sir Charles	John Elisha	Part Of Costrills Coppice	Wood

	Price Baronet & John Fletcher Mills Esquire, Devisees In Trust For This Estate			
282	Alexander Cobham Cobham	Alexander Cobham Cobham	Part Of Costrills Coppice	Wood
283	Thomas Chapman	Thomas French	Costrills Coppice Ground	Arable
284	Thomas Chapman	Thomas French	The Long Ground	Arable
285	Alexander Cobham Cobham	Alexander Cobham Cobham	Furze Or Tanners Coppice	Wood
286	Thomas Chapman	Thomas French	The Five Acres	Arable
287	Thomas Chapman	Thomas French	High Coppice Ground	Arable
288	Alexander Cobham Cobham	Alexander Cobham Cobham	High Coppice	Wood
288a	Richard Body	Richard Body	Strip Of Wood	Wood

4.63 The 1872 Ordnance Survey Map (Figure 7) shows no major changes to the Site. The 1899 Ordnance Survey Map (Figure 8) illustrates a complex of farm buildings, called 'Wyvern' now present within the eastern land parcel fronting onto Hyde End Road. The layout of the Site remained unchanged into the early 20th century as demonstrated by the 1911 Ordnance Survey Map (Figure 9). The 1968 Ordnance Survey Map shows some major changes to the Site and its environs, with the eastern parcel now cleared of the woodland formerly known as Tanners and Costrils Copse, while the woodland surrounding the boundaries of the western parcel had also been largely removed. The 'Wyvern' farm complex had been renamed 'Wyverly' by this time.

4.64 The Site retained its character into the 21st century (Figures 10–15) although at some point in the early 2000's the western land parcel was subdivided into two land parcels. The farm buildings associated with Wyverly farm also appear to have been demolished and replaced with other structures sometime between 1968 (Figure 10) and 1989 (Figure 11).

4.65 The cartographic evidence suggests that since the mid 18th century the Site has occupied largely open agricultural land that was probably utilised as arable, although the western parts of the Site were partly occupied by woodland into the early 20th century. The field systems from the late 19th century have largely survived into the present day. Based on the available information the Site's potential for evidence of post-medieval settlement and occupation can be reasonably regarded as low.

LiDAR

4.66 Lidar data is available for the Site (Appendix A). The plot shows existing agricultural furrows and field boundaries with little indication of sub-surface features of possible archaeological origin.

Assessment of Significance (Designated Assets)

Archaeology

4.67 In terms of relevant designated archaeological heritage assets, no World Heritage Sites, Registered Battlefields, Registered Parks and Gardens or Historic Wreck Sites lie within the Study Site or its immediate vicinity.

4.68 No designated archaeological assets have been identified as having the potential to be affected by the proposed development.

Built Heritage

The School – NHLE 1136149

4.69 The listed entry for the school building (see Appendix C, Plate 8) describes the school as follows.

Dated 1707, extended C19 altered C20. Built by Richard Piggott, Master Cutler of London. Brick, tiled hipped, gabled and coped gabled roofs of varying heights. Irregular plan. One and 2 storeys, and 2 storeys with attics. Road front: C18 part in centre with brick plinth, first floor string, moulded, modillioned wood cornice, flanking chimneys either side of hipped roof; 2 hipped dormers with 2-light leaded casements. 4 bays of 4-light wood mullioned and transomed windows with leaded lights and central half glazed double door in early C19 door case of reeded pilasters and small reeded cornice. Stone panel with inscription and date over door. Flanking on either side are two C19 additions. To the left a hall in brick with stone dressings. 3 stone cross windows with leaded lights and one of 6-lights; and a stone panel with inscription and 1889 date between 1 and 2 windows on left. To the right a brick and stone coped gable with stringcourse, 2 wooden cross windows with leaded lights; a clock in the gable and an arched bellcote above with pedimented top, housing 3 bells. Between the stringcourse and the clock there is a stone panel with inscription and 1860 date. To the right of this, is a single storey classroom with 3 bays of 2-light windows with stone mullions and dressings and leaded lights.

Significance

4.70 The significance of the building is derived from its architectural and historic interest as a 18th or 19th school which retains many period features externally.

Setting and contribution to significance

4.71 The building is set back from Hyde End Road and fronts onto a green open space. The building is surrounded by a community centre to the north, a care home to the west, and residential development to the south. The immediate setting of the building makes a limited positive contribution to the significance of the school.

Site and contribution to Setting

4.72 The Site lies c 160m to the south east of the School. However, the school is obscured from the proposed development by intervening residential development, and mature trees which border the B3349. Furthermore, there is no known historic functional relationship between the two. As such, the Site does not form part of the setting of School and makes no contribution to its significance.

Hyde End Farmhouse – NHLE 1118138

4.73 The listed entry for Hyde End Farmhouse (see Appendix C, Plate 9) describes the building as follows.

Farmhouse. Late C18. Brick, hipped slate roof. Rectangular plan. 2 storeys and basement. 2 chimneys behind ridge. Wood cornice and boxed gutter. 5 bays sash windows with glazing bars and rubbed brick flat blocked windows to basement; 6-panelled entrance door, arched panelled newels, arched radiating and wreathed fanlight with cast lead enrichments, in Doric porch with fluted wall pilasters, fluted columns and entablature, approach by 4 stone steps. Interior: staircase with stick balusters and wreathed handrail, two C18 marble and stone fireplaces, one in each principal room.

Significance

4.74 The significance of the building is derived from its architectural and historic interest as a 18th century farmhouse which retains many period features both internally and externally.

Setting and contribution to significance

4.75 The building is set back from Hyde End Road and accessed by a separate trackway. The grounds of the building are surrounded by a low brick wall with intervening mature trees. An equestrian centre lies to the north of the farmhouse, while open farmland surrounds the farm to the east, west and south.

Site and contribution to Setting

4.76 The farmhouse lies c 410m to the south of the Site. The farm house will not be visible from the development, being separated by several fields with well-developed wooded field boundaries and an intervening copse of trees that borders the southern boundary of the western land parcel. Furthermore, there is no known historic functional relationship between the two. As such, the Site does not form part of the setting of Hyde End Farmhouse and makes no contribution to its significance.

Assessment of Significance

4.77 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.78 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded within, or within the immediate vicinity of the Study Site.

4.79 In terms of unknown heritage assets, and based on current evidence, this assessment has identified a low to moderate potential for Neolithic and Bronze Age remains; a moderate potential for Iron Age and Roman remains and low potential for all other periods. The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas. In the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) any remains present within the Site would most likely be of local (low) significance.

4.80 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below.

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic & Mesolithic	Low potential	Low (local) significance
Neolithic & Bronze Age	Low to moderate potential	Low (local) significance
Iron Age & Roman	Moderate potential	Low (local) significance
Anglo-Saxon & Medieval	Low potential	Low (local) significance
Post Medieval to modern	Low potential	Low (local) significance

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 A walkover inspection was undertaken on 11th September 2024 by RPS. The Site comprises an irregularly shaped area of land incorporating three separate agricultural fields and a farmyard with several agricultural buildings. The B3349 road transects the Site in a north-south direction, with one agricultural field located to the west of this road and the remainder of the Site located to the east. Site photos are provided in Appendix C.
- 5.2 The field located to the west of the B3349 was planted with well-developed maize crop with the exception of the southern portion of the field that was grassed. Overhead power lines ran along this grassed section of the field in an east west direction. The northern field located to the east of the B3349 was also planted with maize crop at the time of the Site walkover.
- 5.3 The southern field located to the east of the B3349 was grassed. A farm track ran along the entire length of the northern boundary of this field. All of the three fields were generally level topographically.
- 5.4 Whilst it was not possible to access the farmyard area of the Site at the time of the walkover, this area of the Site was observed from the adjacent field and aerial mapping imagery has also been reviewed. This farmyard area contained c.4 no. barn type structures noted to be constructed with corrugated type roofs of unknown material. Based on the cartographic evidence these were probably constructed sometime between 1968 and 1989.
- 5.5 The Site boundaries comprised a mix of semi-mature to mature trees and hedgerows in all directions. The Site was bounded by new residential development and playing fields to the north and predominantly agricultural fields to the south, east and west.
- 5.6 Given that the Site has not been developed, the Site is likely to retain its archaeological potential. However, past agricultural activity across the Site, including the planting of woodland within the eastern land parcel, is likely to have had a widespread but moderate impact on any archaeological remains that may be present.

Proposed Development

- 5.7 The development proposals comprise a full application for the erection of 184 no. dwellings (C3 Use Class) together with associated hard and soft landscaping, drainage infrastructure, parking, access and associated works. The development proposals are illustrated on Figure 16.

Review of Potential Development Impacts on Designated Archaeology Assets

- 5.8 In terms of relevant designated heritage assets, as defined above and as shown on Figure 2a, no nationally designated World Heritage Sites, Scheduled Monuments, Historic Battlefield or Historic Wreck Sites lie within the vicinity of the study Site.
- 5.9 In view of the above it is concluded that the redevelopment proposals will have no direct archaeological impact upon relevant designated heritage assets.

Review of Potential Development Impacts on Non-Designated Archaeology Assets

- 5.10 Based on current evidence this assessment has identified a low to moderate potential for Neolithic and Bronze Age remains; a moderate potential for Iron Age and Roman remains and low potential for all other periods. One non-designated asset, comprising a single undated ditch, was identified during a previous evaluation within the southern field of the eastern land parcel. The form of the feature suggested it represented a post-medieval boundary ditch of low significance.
- 5.11 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas. In the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) any remains present within the Site would most likely be of local (low) significance.
- 5.12 Any surviving archaeological remains are likely to be encountered at a relatively shallow depth below topsoil and subsoil horizons. Previous agricultural activity across the Site is also likely to have had a widespread but moderate impact on any archaeological remains present. The development proposals, which will require new foundations, service runs, and possible landscaping, are therefore, likely to have a significant adverse impact on any surviving archaeological remains.

Review of Potential Development Impacts on Built Heritage Assets

Designated Built Heritage Assets

- 5.13 There would be no harm to the significance of any of the identified heritage assets as the Site lies outside of their settings and there would be no intervisibility between the listed buildings and the proposed development.

6 SUMMARY AND CONCLUSIONS

6.1 Land east and west of Hyde End Road, Shinfield, has been assessed for its Cultural Heritage (built heritage and archaeological) potential. In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the Cultural Heritage potential of the Study Site.

6.2 The development proposals comprise a full application for the erection of 184 no. dwellings (C3 Use Class) together with associated hard and soft landscaping, drainage infrastructure, parking, access and associated works.

6.3 In terms of relevant nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Historic Wreck or Historic Battlefield Sites have been identified within the study Site, or the vicinity of the study Site.

6.4 No designated or non-designated built heritage assets have been identified as being adversely affected by the proposed development through the alteration of their settings. The proposed development is considered to accord with the provisions of Section 66 of the 1990 Planning (Listed Buildings and Conservation Areas) Act.

6.5 The southern field of the eastern land parcel has been subject to a previous trench evaluation. The evaluation comprised thirteen trenches, of which only one recorded an undated ditch feature. Based on the form of the feature the excavators concluded the ditch was probably of post-medieval date and therefore of low significance.

6.6 Based on current evidence this assessment has identified a low to moderate potential for Neolithic and Bronze Age remains; a moderate potential for Iron Age and Roman remains and low potential for all other periods. The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas. In the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) any remains present within the Site would most likely be of local (low) significance.

6.7 Any surviving archaeological remains are likely to be encountered at a relatively shallow depth below topsoil and subsoil horizons. Previous agricultural activity across the Site is also likely to have had a widespread but moderate impact on any archaeological remains present. The development proposals, which will require new foundations, service runs, and possible landscaping, are therefore, likely to have a significant adverse impact on any surviving archaeological remains. .

6.8 Given the Site's archaeological potential, and with consideration of the likely significance of any surviving archaeological assets within the Site, it is likely that the archaeological advisor to the Local Authority will require an archaeological evaluation to fully assess the Site. Considering the results of the previous evaluation, such investigations are likely to be focused on the western land parcel, and the northern field of the eastern land parcel. As remains of a high significance that might preclude development are not anticipated, it is considered that any further archaeological work could be secured by attaching an appropriately worded planning condition to the granting of planning consent.

Sources Consulted

General

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Cartographic

1761 Rocque Map of Berkshire

1790 Thomas Pride Map of the town of Reading and Country adjacent to an extent of Ten Miles

1806 Ordnance Survey Drawing

1837 and 1838 Shinfield – Berkshire Tithe Map

1872 Ordnance Survey (1:2,500)

1899 Ordnance Survey (1:2,500)

1911 Ordnance Survey (1:2,500)

1968 Ordnance Survey (1:2,500)

1989-1994 Ordnance Survey (1:2,500)

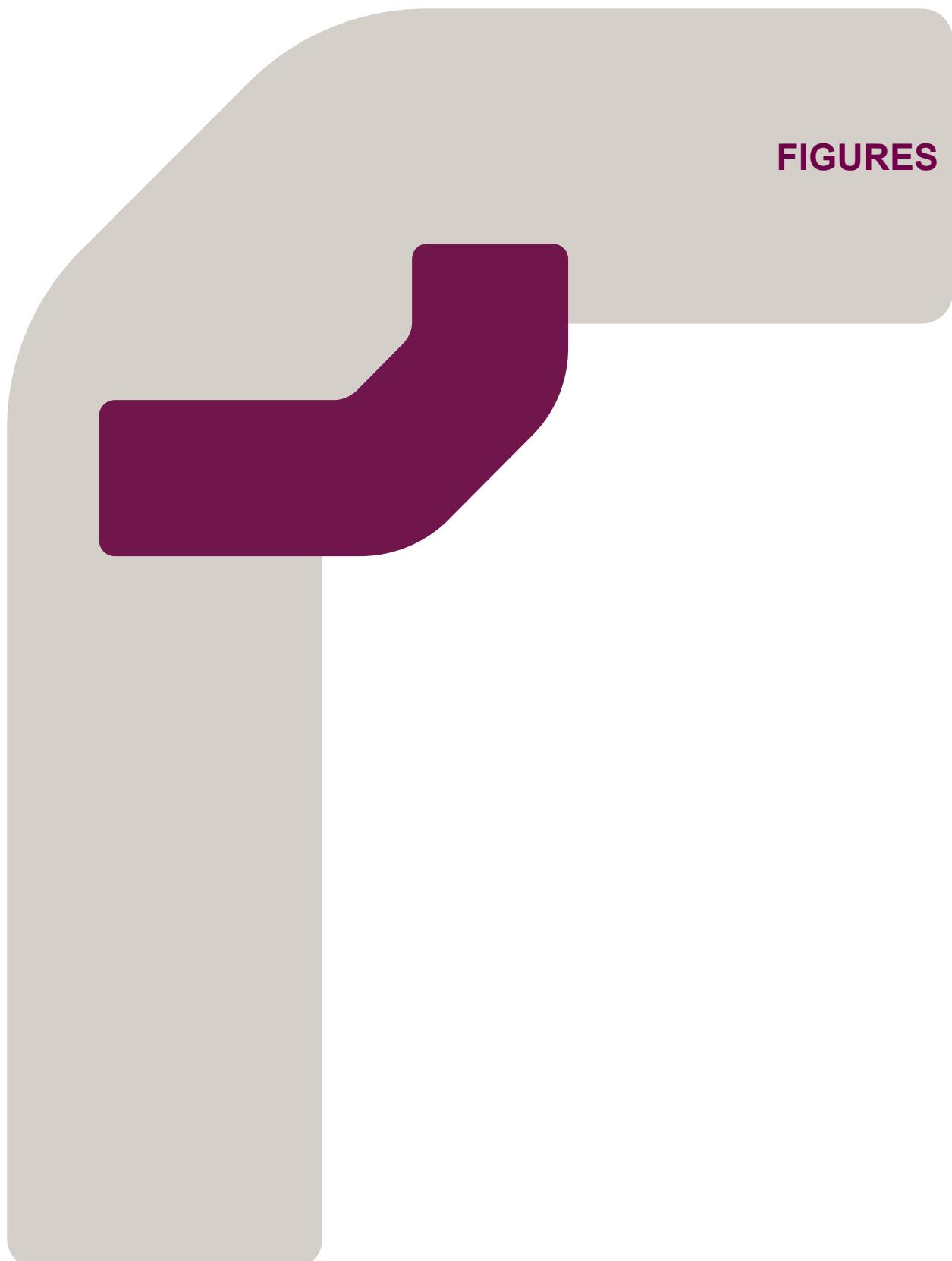
2003 Aerial Photograph (Google Earth)

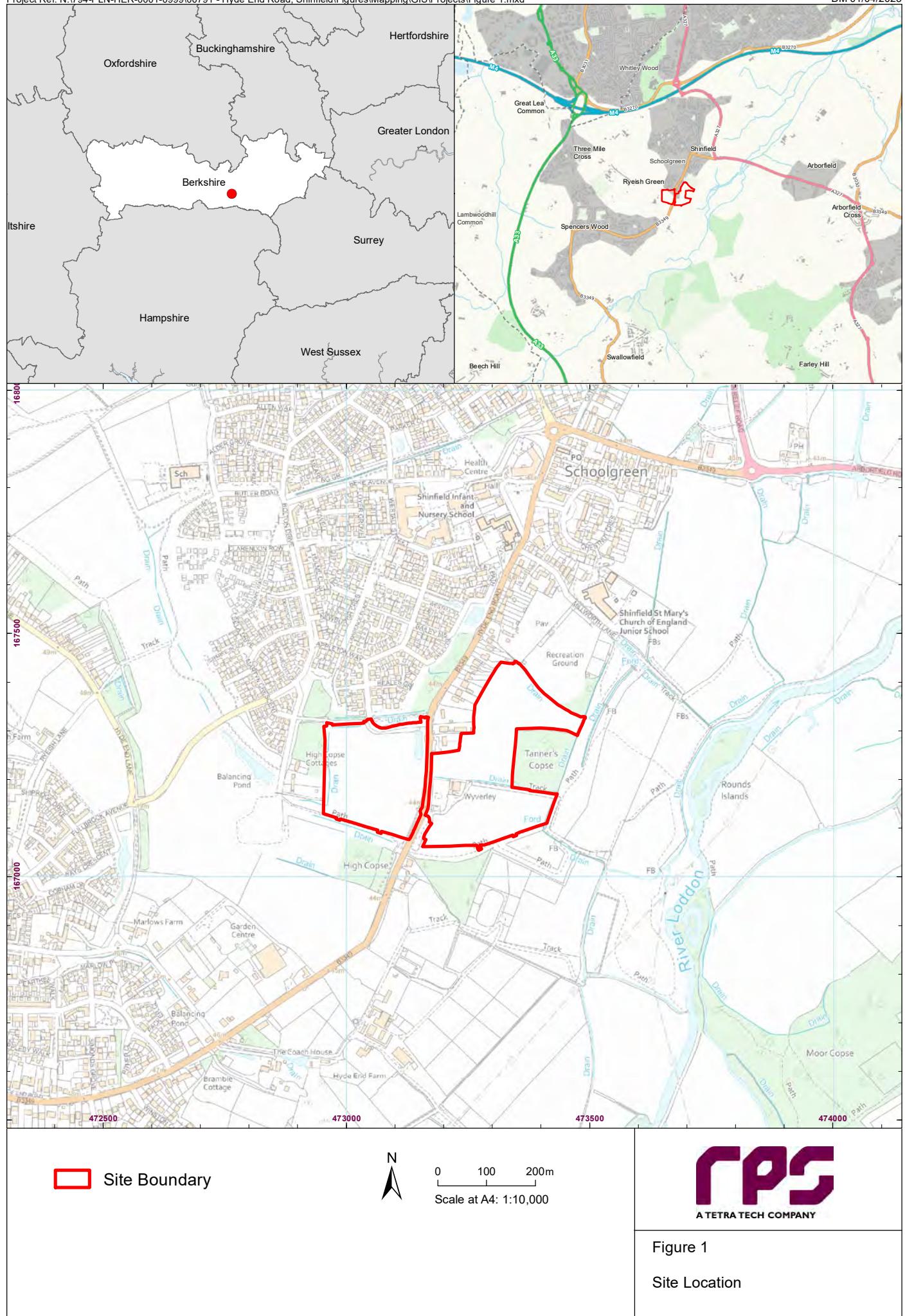
2017 Aerial Photograph (Google Earth)

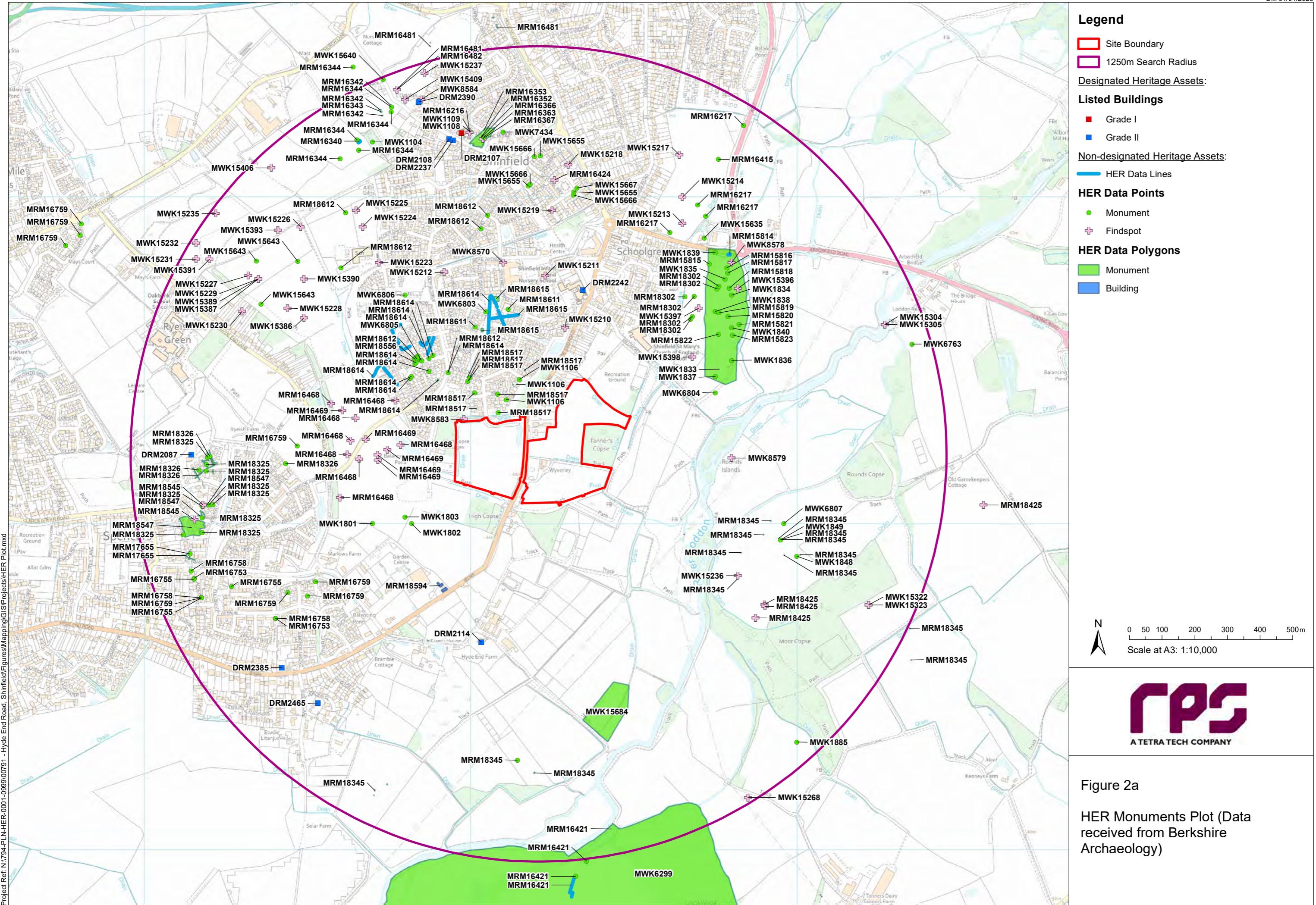
2020 Aerial Photograph (Google Earth)

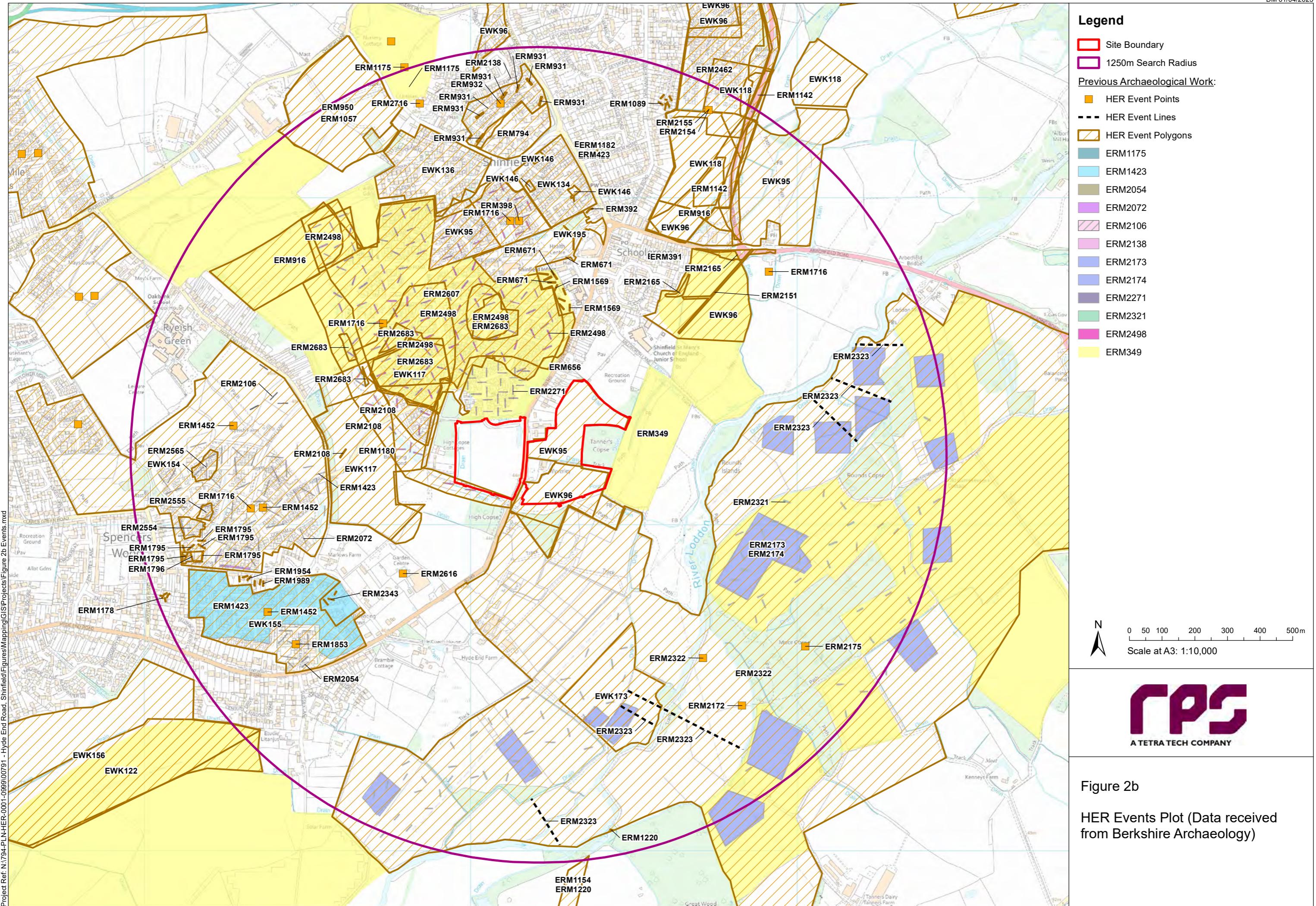
2022 Aerial Photograph (Google Earth)

FIGURES









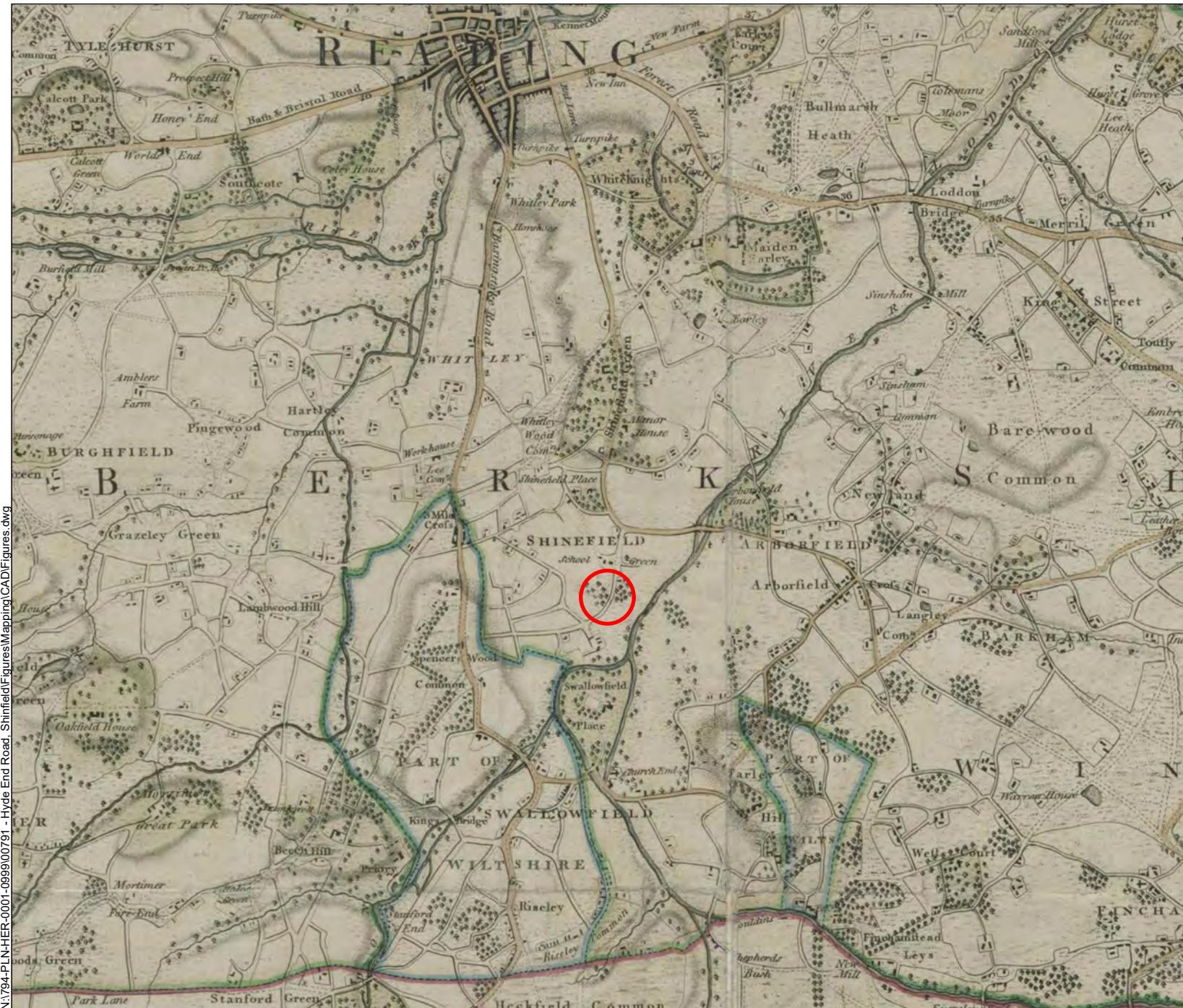


Site Location

N
Not to Scale
Illustrative Only

rps
A TETRA TECH COMPANY

Figure 3
1761 Rocque Map of Berkshire



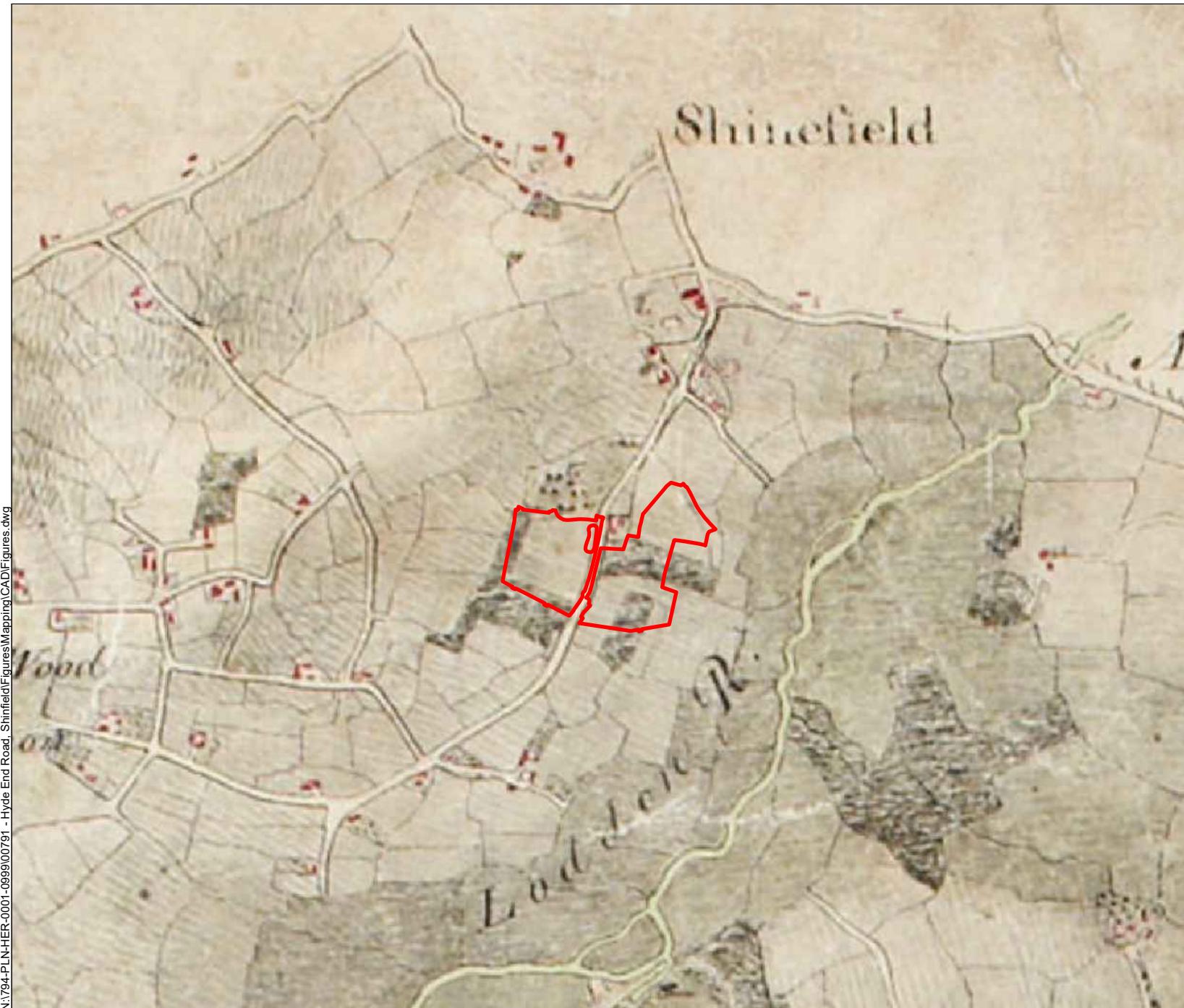
Site Location

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Illustrative Only

rps
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Figure 4

1790 Thomas Pride Map of the town of Reading and Country adjacent to an extent of Ten Miles



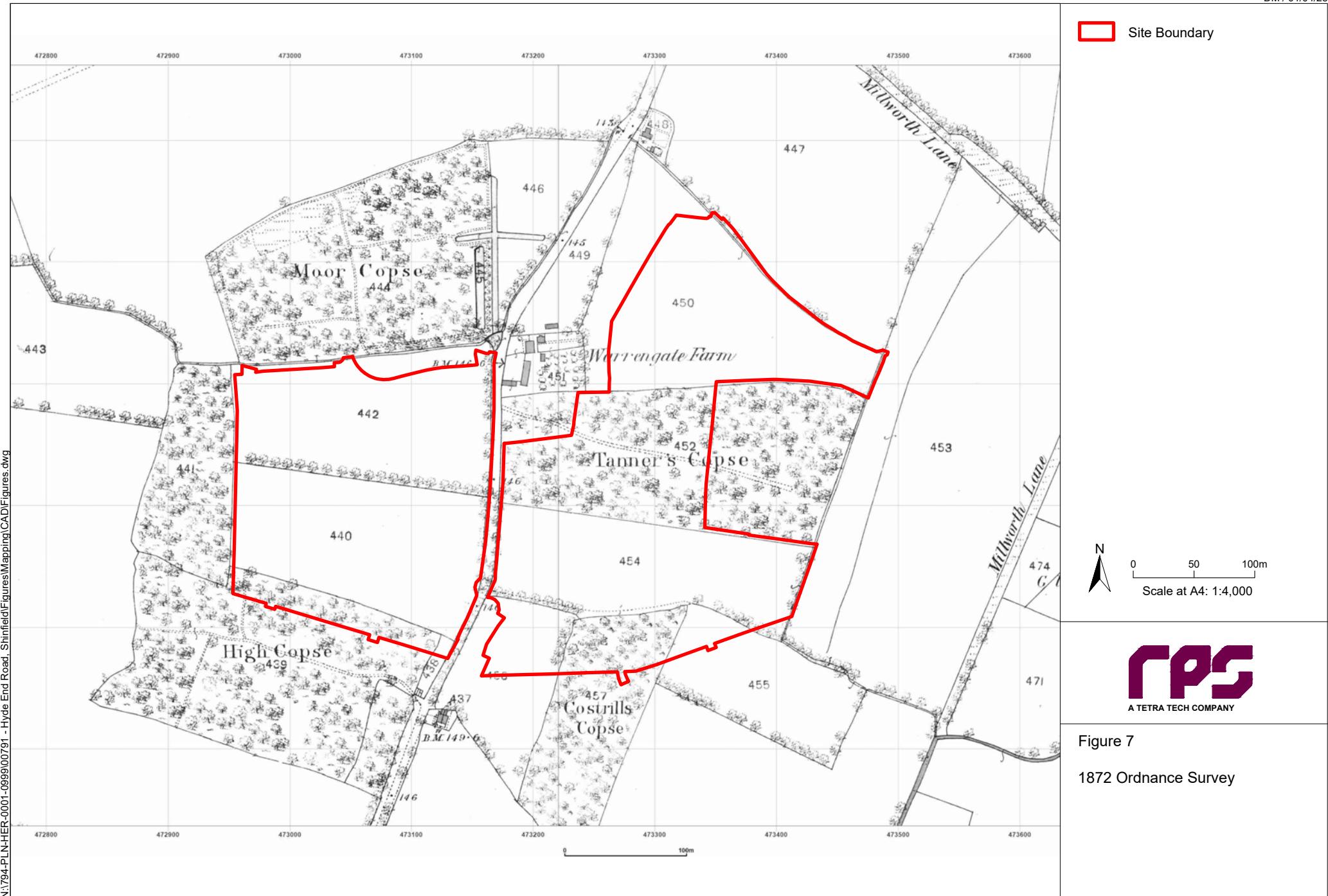
Site Boundary (approximate)

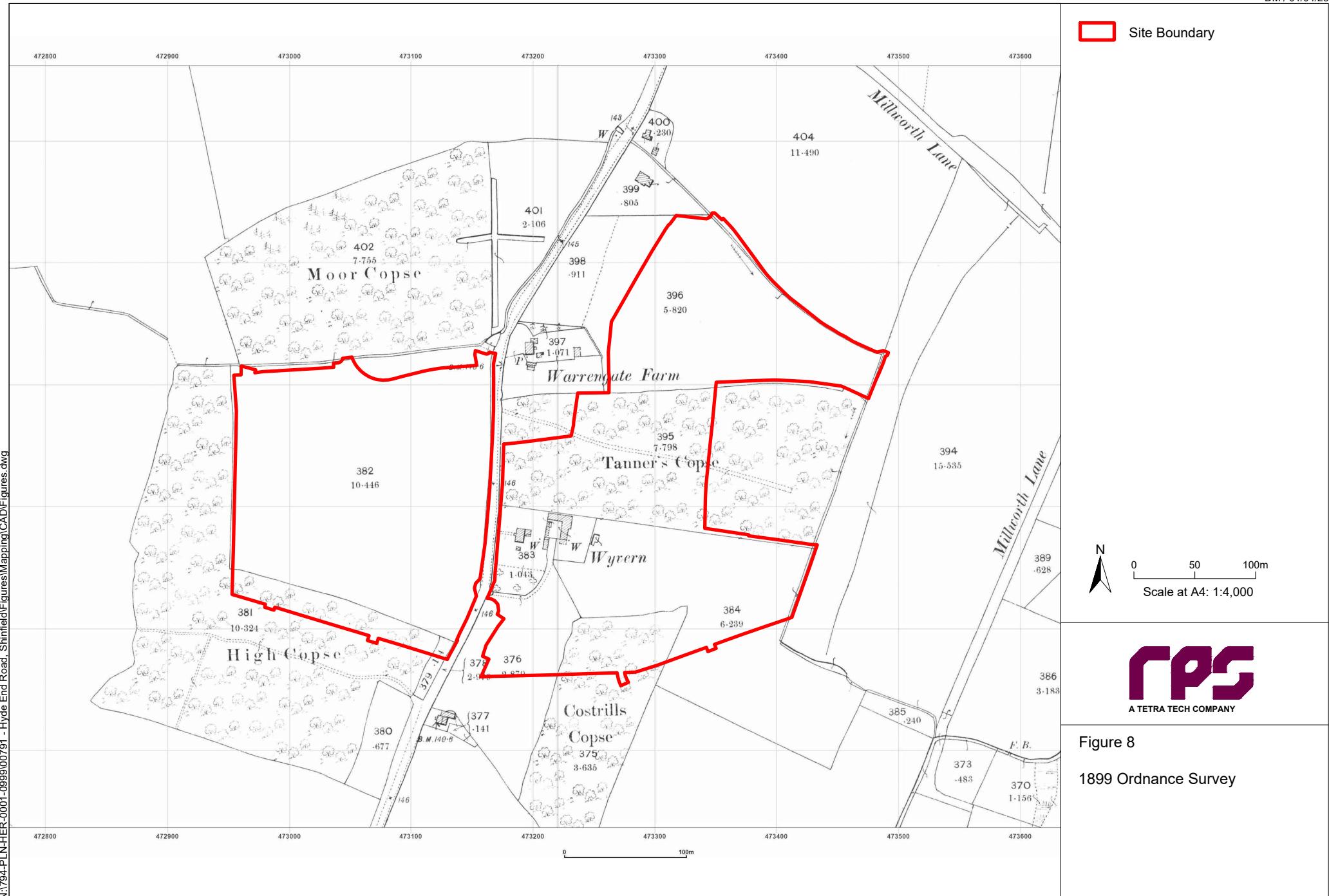
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Illustrative Only

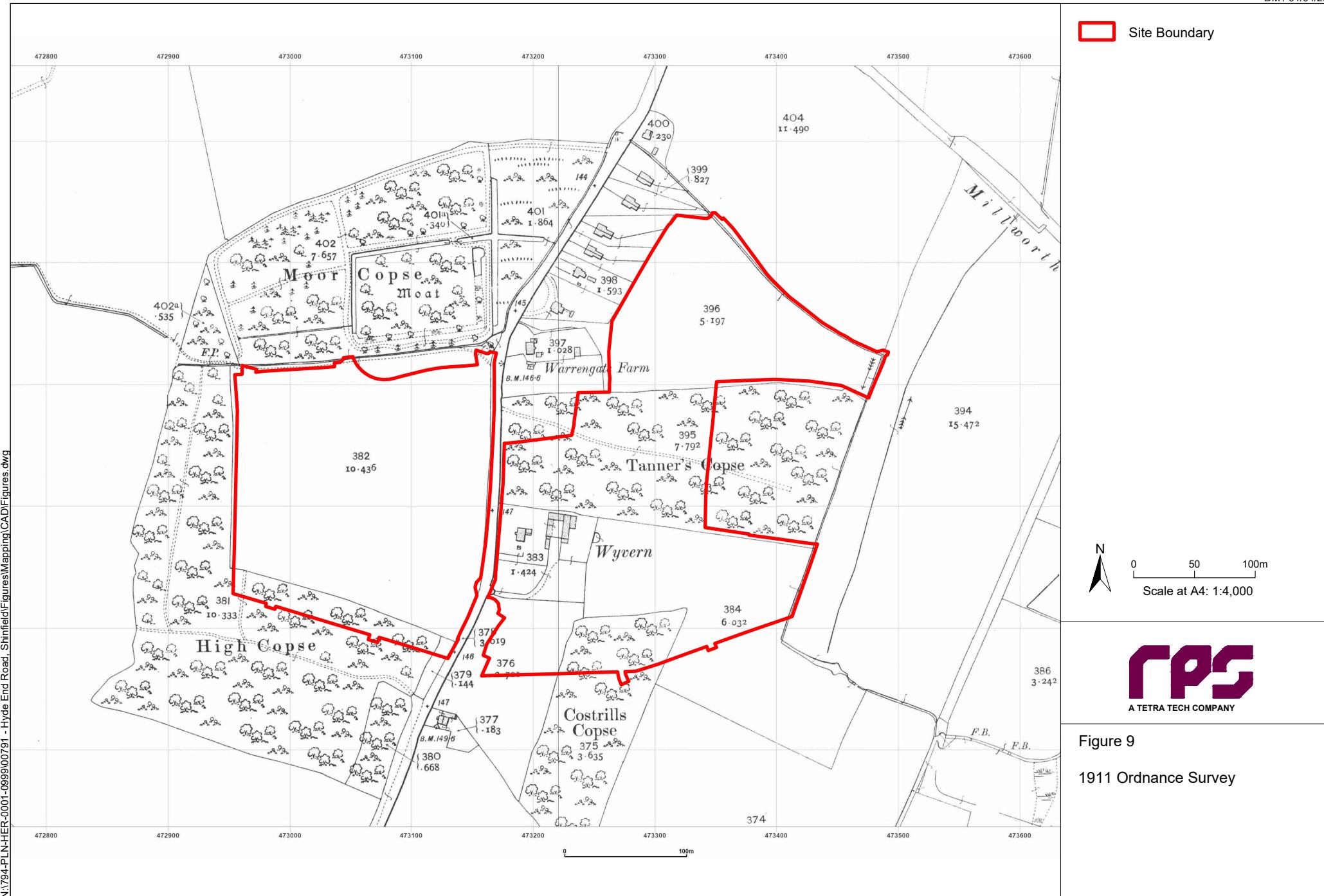
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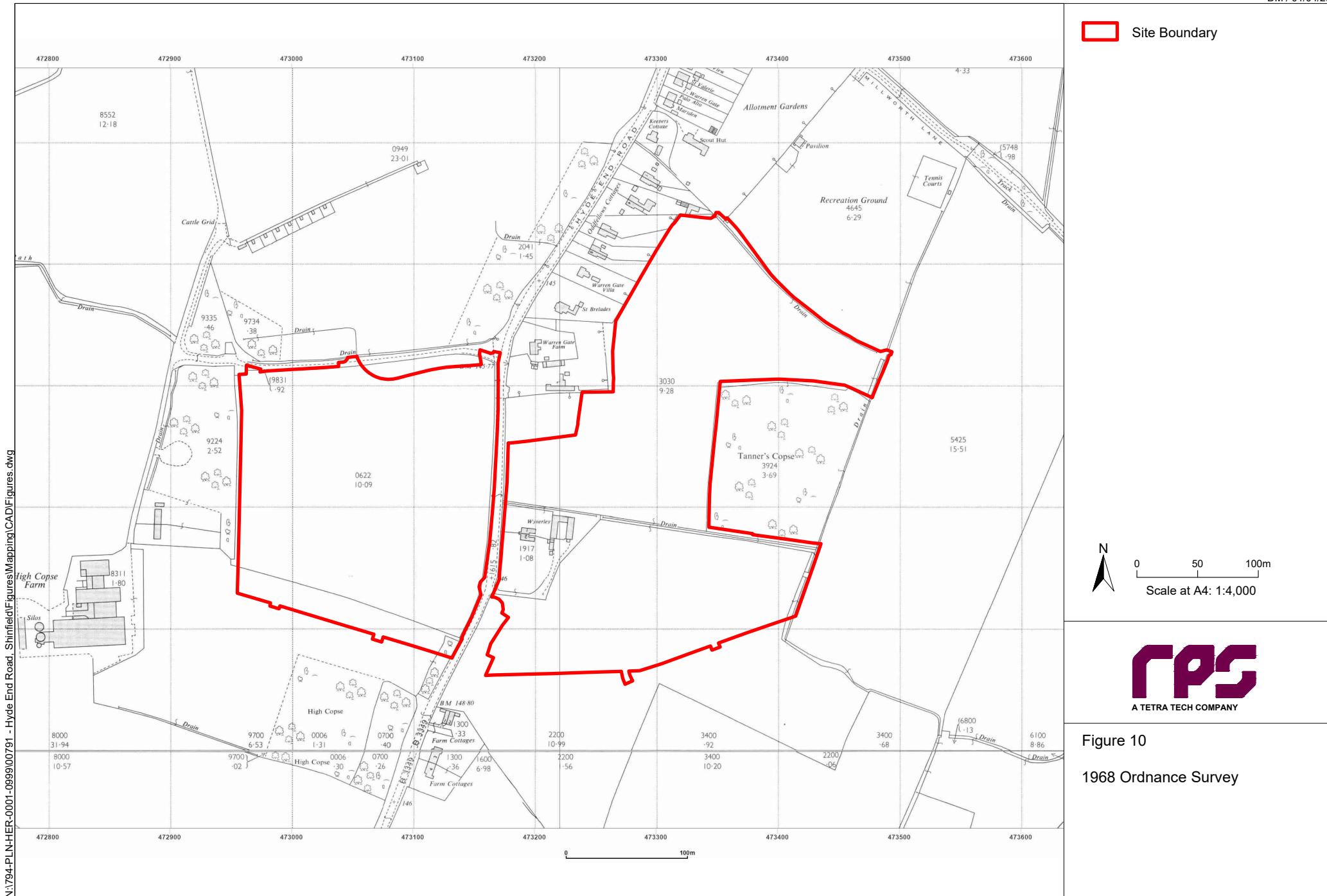
Figure 5
1806 Ordnance Survey Drawing

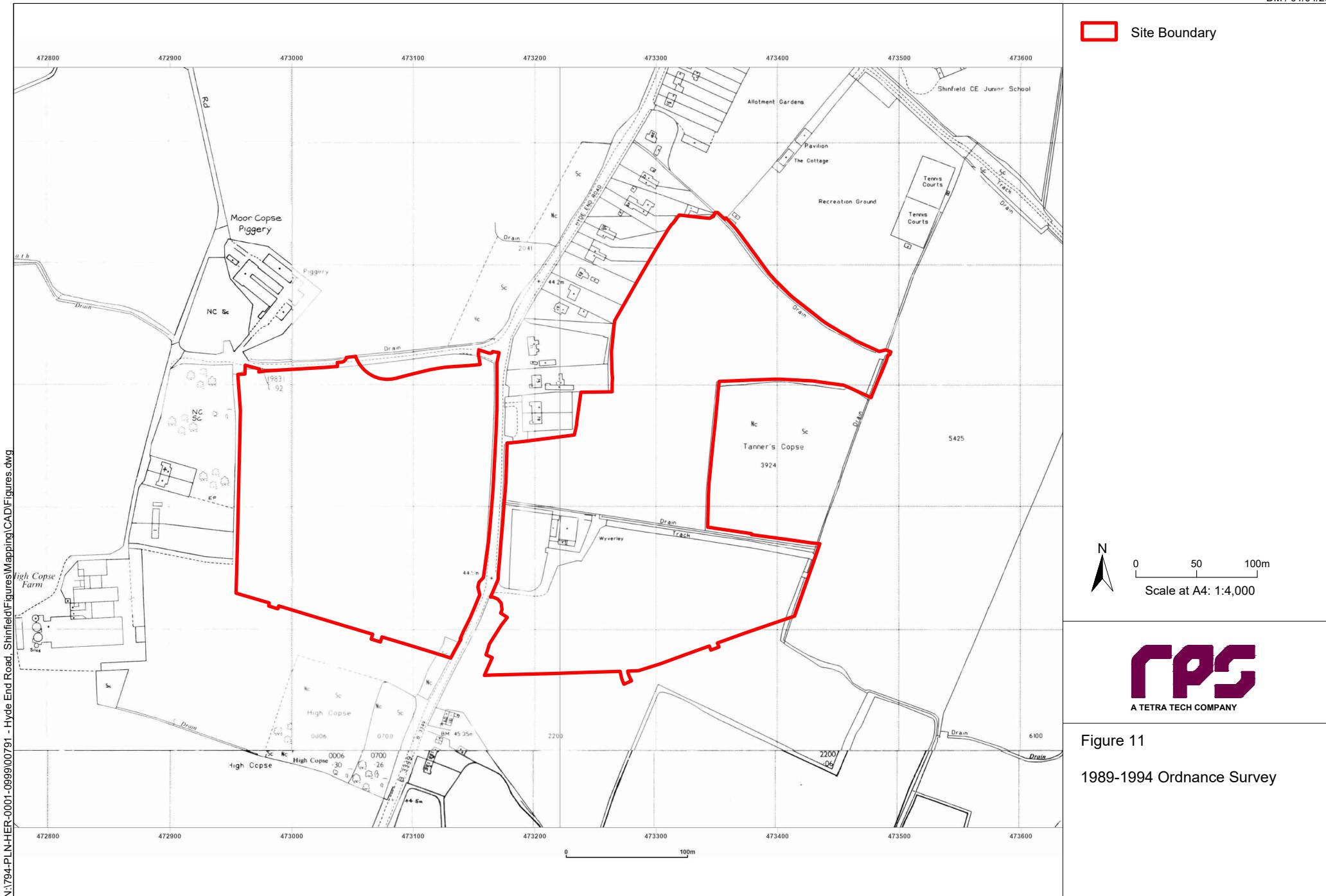














 Site Boundary

 0 50 100m
Scale at A4: 1:4,000

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Figure 12

2003 Aerial Photograph (Google Earth)



 Site Boundary

N

0 50 100m
Scale at A4: 1:4,000

rps
A TETRA TECH COMPANY

Figure 13

2017 Aerial Photograph (Google Earth)



Site Boundary

N
 0 50 100m
Scale at A4: 1:4,000

rps
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Figure 14

2020 Aerial Photograph (Google Earth)



Site Boundary

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Scale at A4: 1:4,000

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A TETRA TECH COMPANY

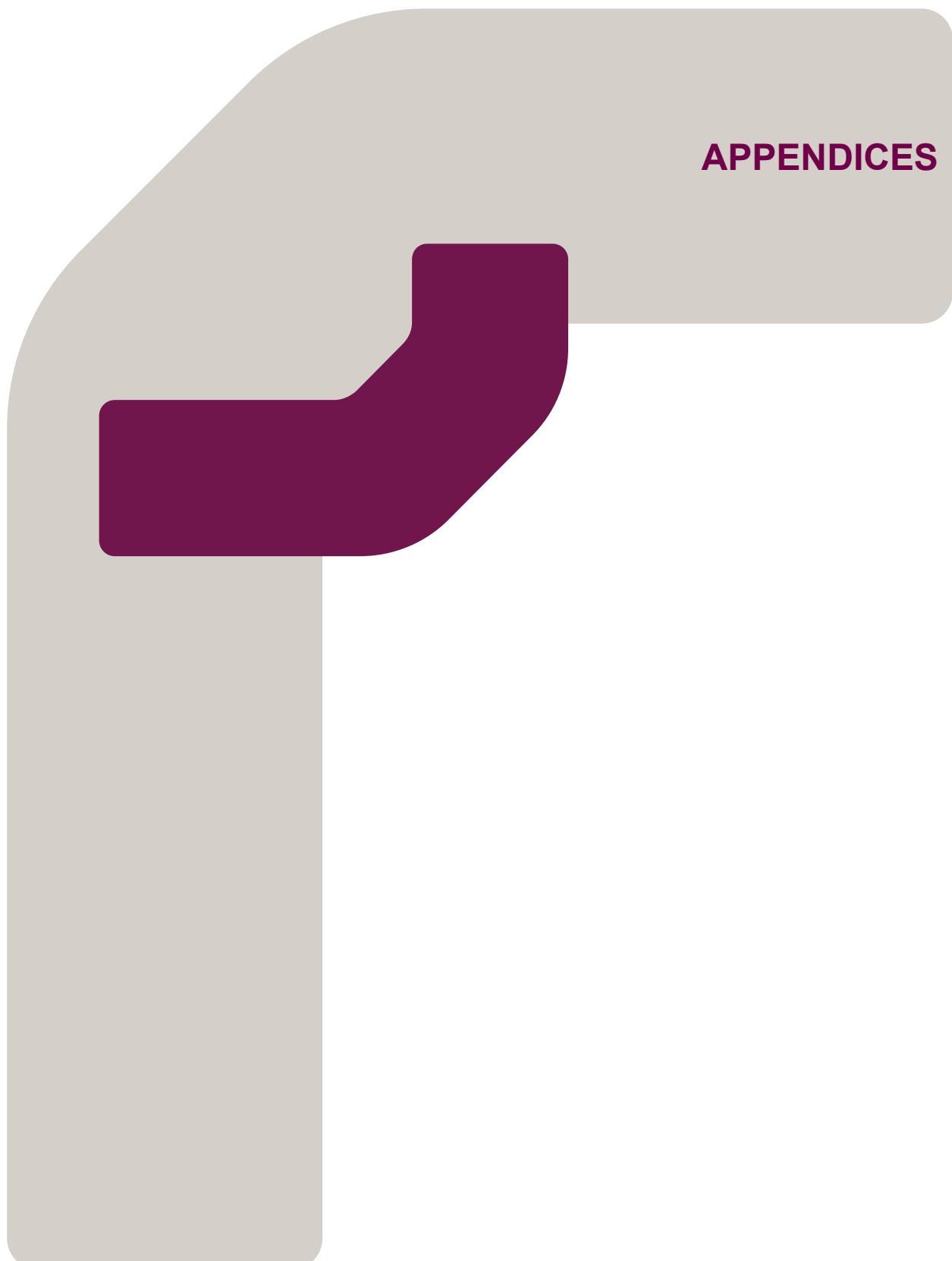
Figure 15

2022 Aerial Photograph (Google Earth)

 Site Boundary



APPENDICES



Appendix A: LIDAR data



Appendix A
LiDAR Plot

Appendix B: Location of trenches within Areas R4b, and plan of Trench 47 (Extracted from Oxford Archaeology, 1999).

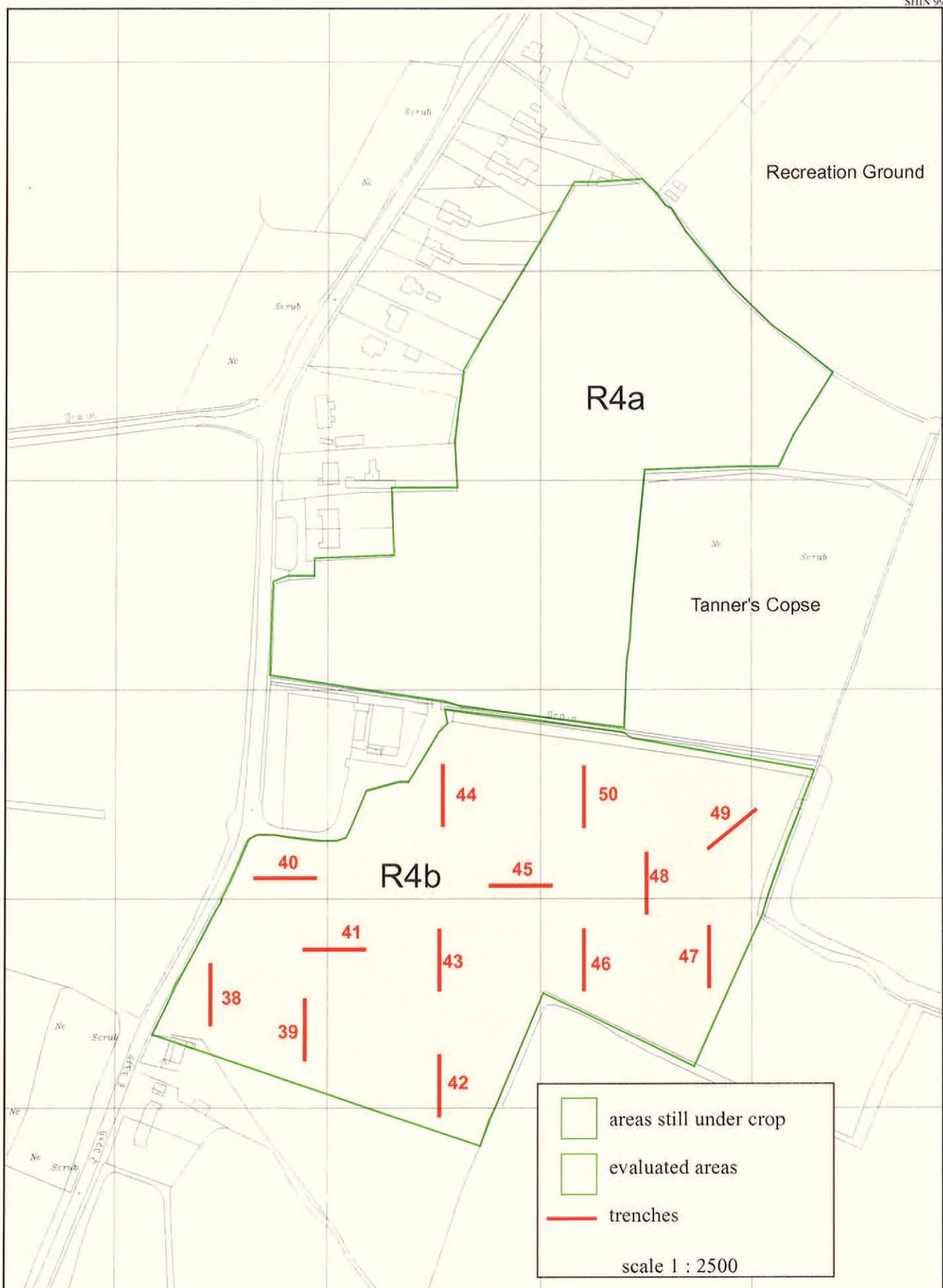


figure 21 : trench locations within Area R4b

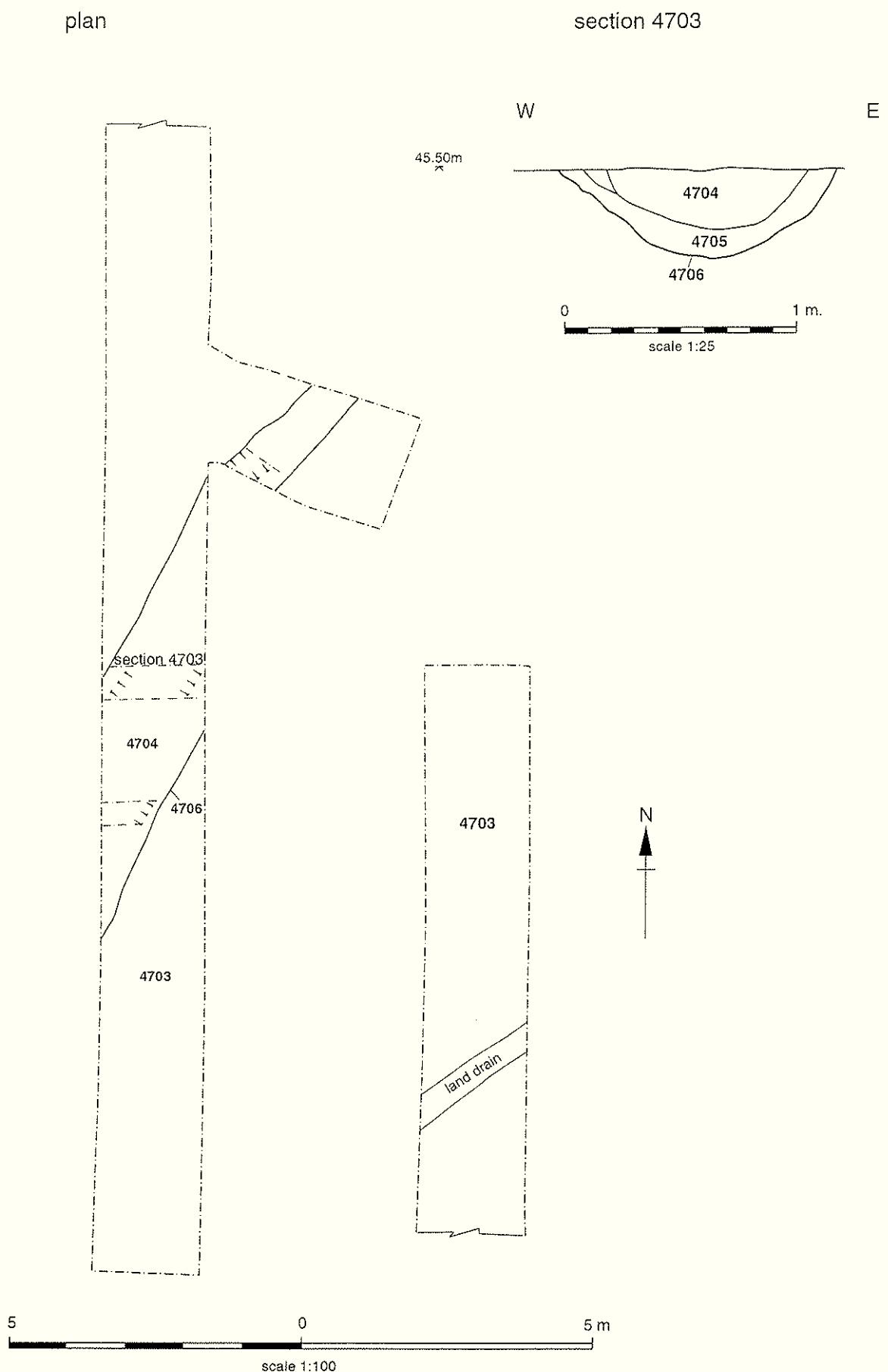


figure 22 : Area R4b, trench 47 plan and section

Appendix C: Site photos



Plate 1: View of western land parcel looking northwest from the south east corner



Plate 2: View of western parcel looking north from the southern boundary



Plate 3: View of the western land parcel looking south from the northern boundary of the Site



Plate 4: View of southern field within the eastern land parcel looking east



Plate 5: Gated entrance to trackway across the eastern land parcel looking north east



Plate 6: View of northern field within the eastern land parcel looking south from north western corner



Plate 7: Farm buildings within the central area of the eastern land parcel looking east



Plate 8: View of Grade II School building looking west



Plate 9: View of Grade II Hyde End Farmhouse looking east