

BERKSHIRE ARCHAEOLOGY

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21st October 2025

Planning CONSULTATION RESPONSE

252257 Ladds Garden Village Bath Road Hare Hatch Wokingham RG10 9SB

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

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record and noted in the desk-based assessment submitted with this application.

Although little investigation has taken place in the immediate area (just a single focused and limited evaluation immediately southwest of the proposal site), the Middle Thames Valley is well-known for its prehistoric and Roman activity. Nationally significant sites in the near vicinity include the scheduled cropmark complexes at Charvil, c. 3.5 km west of the proposed development site, which may indicate a Neolithic and Bronze Age ritual landscape. An assemblage of Roman material is reported from c.130m south of the site, which may relate to a Roman structure, whilst a number of findspots of prehistoric flintwork, Roman pottery, and Medieval pottery are known from around Hare Hatch, within a 1 km radius of the site. There are also two scheduled medieval moated sites in the near vicinity of the site, c.2.4 km south at Botany Bay Copse, Ruscombe, and c.1.2 km north of the site at Bear Place, Wargrave, indicating a settled and farmed medieval landscape. Proximity to the Bath Road and to listed 18th Century buildings, Hare Hatch Grange, Hare Hatch House and Hill House, also confers post-medieval potential on the site.

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

Condition:

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

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

Berkshire Archaeology

An Archaeological Service for: Royal Borough of Windsor & Maidenhead, Reading Borough Council, Slough Borough Council, Wokingham Borough Council & Bracknell Forest Council

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

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

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

Reason:

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

Although much of the proposed development area has been covered with hard standings in the past, the extent to which these have removed or impacted underlying soil is unknown. The proposed development is likely to impact to a greater depth for foundations, services and landscaping.

In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, field **evaluation** through **trial trenching** would represent an appropriate initial phase of work in order to determine the archaeological potential, levels of previous truncation, and the need for any further phases of work.

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

Linden Ellicott
Archaeology Officer