

Land at Heathlands Farm
Honey Hill
Wokingham
Berkshire RG40 3BG

Proposed Development
of a Ground Mounted
Solar Installation

Archaeological
Impact Assessment

Project Ref: AH1952

October 2024



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Prepared by	Rob Armour Chelu
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Foghamshire Timber Yard
Foghamshire Lane
Trudoxhill

Frome, Somerset BA11 5DG
T: 01373 836796

E: rob.ac@armourheritage.co.uk W: www.armourheritage.co.uk

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1. SUMMARY

PROJECT NAME:	LAND AT HEATHLANDS FARM: PROPOSED DEVELOPMENT OF A GROUND MOUNTED SOLAR INSTALLATION
LOCATION:	HONEY HILL, WOKINGHAM, BERKSHIRE RG40 3BG
NGR:	482911, 166279
TYPE:	ARCHAEOLOGICAL IMPACT ASSESSMENT

This archaeological impact assessment (AIA) has been completed to accompany a proposal to develop a ground mounted solar installation on a plot of land at Heathlands Farm, Honey Hill, Wokingham, centred on NGR 482911, 166279. The Site comprises an area of c. 1.19ha and is currently occupied by polytunnels. It lies in an area identified by the local authority's archaeological advisor as demonstrating an enhanced potential for as yet unidentified archaeological evidence.

The specific aims of this archaeological impact assessment were:

- an assessment of previous impacts at the Site; and
- an assessment of the potential for survival of archaeological deposits at the Site, with particular emphasis on the archaeological potential of the underlying gravels.

Cartographic evidence found in historic maps from 1806 onwards demonstrates the Site was undeveloped until the establishment of the first polytunnels around the turn of the 21st century. These polytunnels will have been removed and replaced many times during the period between their initial installation and the present day, with soil within the tunnels disturbed during this events. The degree to which the installation of the polytunnels and subsequent maintenance works have disturbed below-ground deposits (if present) is unknown, although it is assumed that moderate to major disturbance of shallow buried features is very likely.

The Site is situated in an area where a number of largely undated features have been identified, primarily from interpretation of aerial photographs. A number of instances of archaeological fieldwork have been completed within 2km of the Site, with results demonstrating human activity across all major archaeological periods. No evidence has been identified within the boundaries of the Site which has been subject to no previous investigations.

Overall, this assessment has found a generally low potential for archaeological remains at the Site, although this may be considered to be slightly enhanced given the wider evidence for undated cropmark features within the local landscape. Archaeological features preserved at the Site may include one or more former field boundaries seen in historic maps in the central and eastern areas of the Site, orientated north-south. Given that the Site has been positioned in open land, later enclosed for agriculture, the potential for stray finds associated with agricultural cultivation, such as those deposited during manuring of medieval and post-medieval date, is recognised.

It is assessed that the proposed development has the capacity to disturb previously undisturbed archaeological features to a depth of up to 1.5m and further consultation with the Archaeological Officer at Berkshire archaeology is recommended. This notwithstanding, the degree of disturbance likely to result from the installation is relatively minor and thus this assessment has identified no archaeological constraints that would preclude the development of the Site as proposed..

It is concluded that the proposed development at the Site will result in a change to its historic landscape character from polytunnels development to solar development. This is considered a

negligible change given that both forms of development are temporary in nature and allow the land to be reinstated on decommission/removal. No potential for harm to the Site's HLC is found.

It should be noted that the polytunnels currently extant on the Site form part of an ongoing business. These tunnels effectively negate any possibility of further pre-determination investigation relating to archaeology, since they would not be subject to removal until a planning consent for the proposed solar development was granted.

2. INTRODUCTION

Outline

- 2.1. This archaeological impact assessment (AIA) has been completed to accompany a proposal to develop a ground mounted solar installation on a plot of land at Heathlands Farm, Honey Hill, Wokingham, centred on NGR 482911, 166279, referred to hereafter as 'the Site'.
- 2.2. The Site comprises an area of c. 1.19ha and is currently occupied by polytunnels.

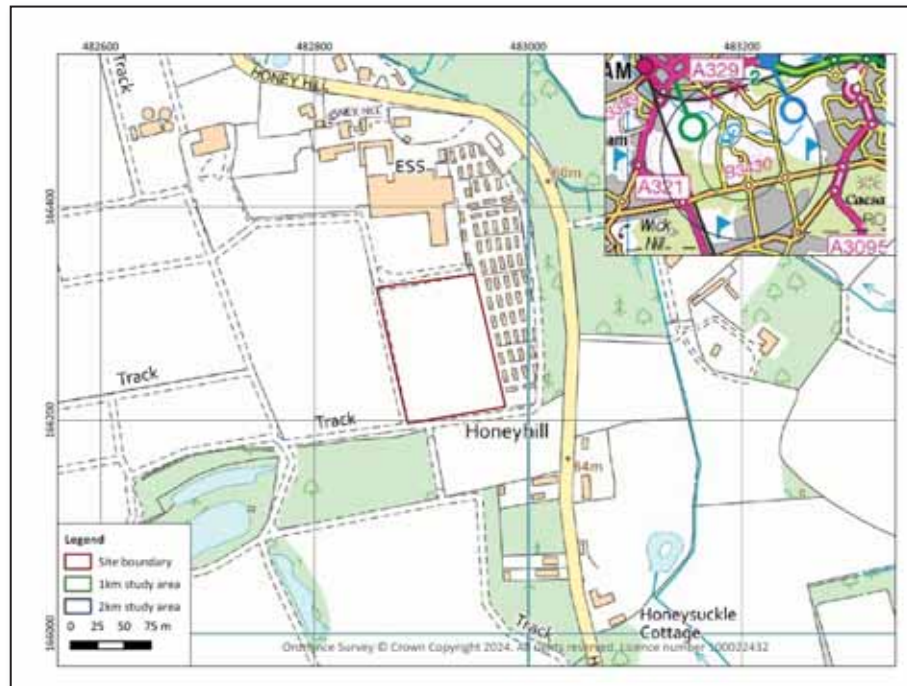


Image 1: Site location



Image 2: Aerial view of Site

- 2.3. The Site lies in an area identified by the local authority's archaeological advisor as demonstrating an enhanced potential for as yet unidentified archaeological evidence (Appendix 2).

Topography and geology

- 2.4. The Site is broadly flat, lying at an elevation of 65m OD.
- 2.5. The underlying geology of the Site is recorded by the British Geological Survey (BGS) as Bagshot Formation - Sand, formed between 56 million and 48.1 million years BP.
- 2.6. Superficial geological deposits are recorded as River Terrace Deposits – Sand and Gravel, and Head – Sand and Gravel.

Assessment aims

- 2.7. The specific aims of this archaeological impact assessment are:
- an assessment of previous impacts at the Site; and
 - an assessment of the potential for survival of archaeological material at the Site, with a particular emphasis on the archaeological potential of the underlying gravel deposits.

Limitations of data

- 2.8. Much of the data used in this assessment consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this assessment. Sources include the Berkshire Historic Environment Record (HER), Historic England and the British Geological Survey. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 2.9. It is recognised that the HER does not comprise a record of all surviving elements of the historic environment resource in the area, representing instead a record of the discovery of a wide range of archaeological and historical components in Berkshire. The information held by the HER does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

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Assessment Criteria

- 2.12. The criteria used in this assessment to assign a value to the potential magnitude of impact resulting from development are set out in Table 1, below.

Table 1: Impact Magnitude Criteria

Magnitude of Impact	Defined as
Major Adverse	Total loss or major alteration of the assets or change in its setting, leading to the total loss or major reduction in the significance of the asset
Moderate Adverse	Partial Loss or alteration of the assets or change in its setting leading to the partial loss or reduction in the significance of the asset
Minor Adverse	Slight change from pre-development conditions to the asset or change in its setting leading to the slight loss or reduction in the significance of the asset
Negligible	No change or very slight change to the asset or change in its setting resulting in no change or reduction in the significance of the asset
Minor Beneficial	Slight improvement to the asset or change in its setting which slightly enhances the significance of the asset
Moderate Beneficial	Moderate improvement to the asset or change in its setting which moderately enhances the significance of the asset
Major Beneficial	Major improvement to the asset or change in its setting which substantially enhances the significance of the asset

3. ARCHAEOLOGICAL AND HISTORICAL CONTEXT

Site visit

- 3.1. The site visit was conducted on 20th February 2024, where the proposed development area and its wider setting were identified and visually assessed. The Site was entirely covered by polytunnels (Image 3) and it was not possible to identify any visual indicators of archaeological features or finds which may have been present.
- 3.2. The Site's relationship with the wider landscape was also assessed at this time and the results of the site visit have informed assessments of significance and impact set out later in this document.



Image 3: The Site, looking southeast

Statutory and local heritage designations

- 3.3. A 1km study area was established, buffered from the Site's boundary, to assist in the quantification and understanding of the levels of known archaeological activity in its wider environs. An additional 2km study area was established to increase the volume of available data and thus to further inform the Site's archaeological potential.
- 3.4. Designated heritage assets are shown in Image 4 below. Whilst this assessment is concerned solely with the Site's potential to include buried archaeological features, the distribution and dates of extant historic buildings may offer information on how the Site and wider area have developed historically.

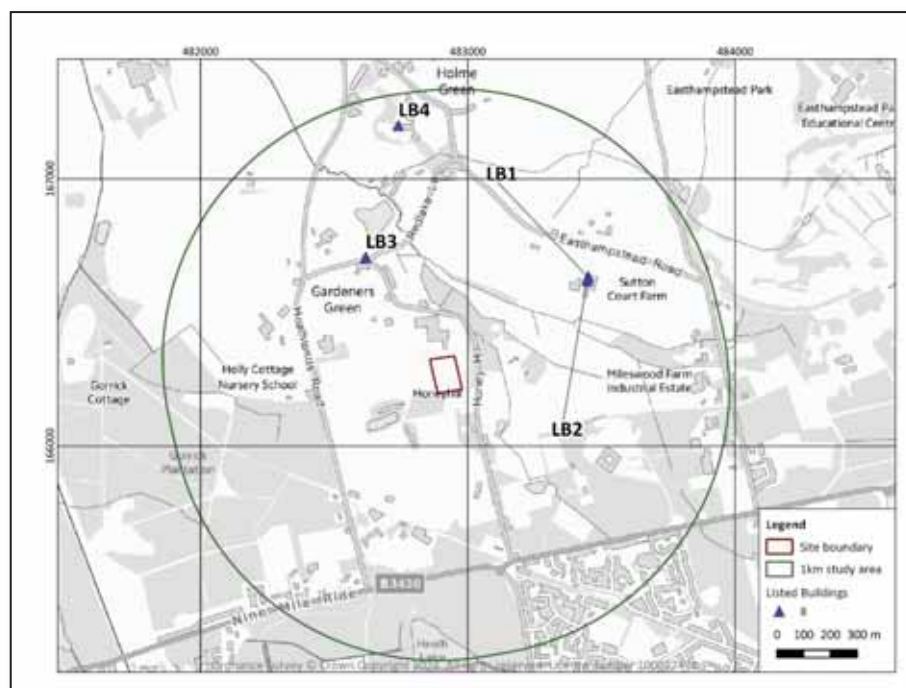


Image 4: Distribution of designated heritage assets in 1km study area

- 3.5. In total, four Listed Buildings are recorded in the study area. None are in close proximity to the Site with the nearest comprising The Crooked Billet (Grade II Listed; Image 4, LB3) situated some 445m north of the Site and two Grade II Listed Buildings at Sutton Court Farm (Image 4; LB1, LB2), situated c. 550m to the northeast.

Archaeological and historical context

Previous studies

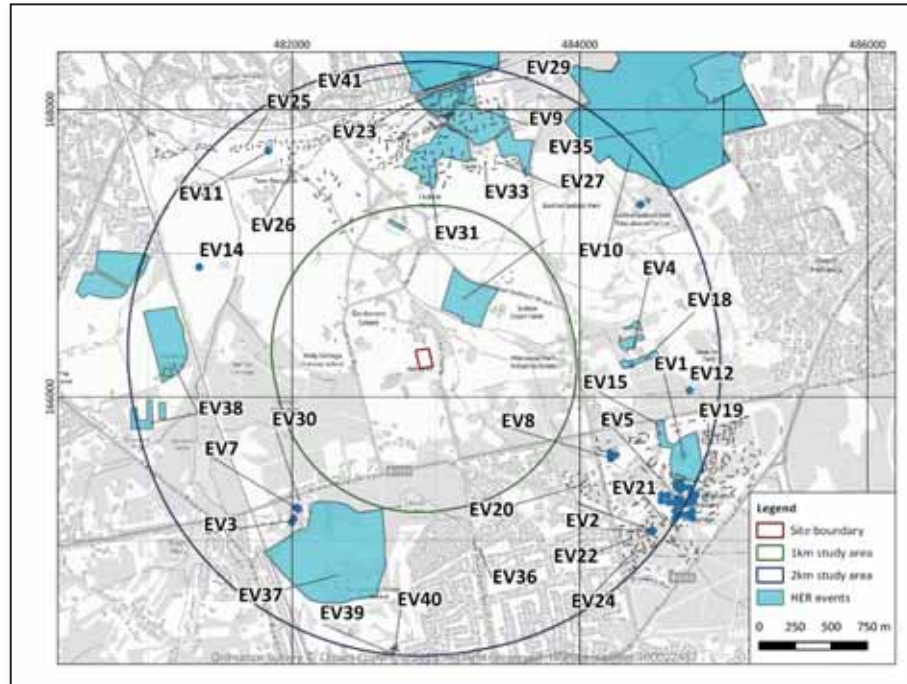


Image 5: Distribution of events in study areas

- 3.6. A total of 41 archaeological/heritage studies, referred to as 'events', are recorded by the HER in the study area. None fall within the Site boundary and only two fall within 1km of the Site.
- 3.7. Where data from these archaeological and heritage studies is considered of relevance to the assessment of the Site's archaeological potential, they will be discussed in further detail in the sections below.

Prehistoric (pre-43CE)

- 3.8. A group of four records from an area situated some 1.7km west of the Site (Image 6, 88) comprise struck flints and pottery recovered during fieldwalking at Woodcraze Manor Farm (Image 5, EV38; Darvill 1991). The pottery was of likely medieval date.
- 3.9. Some 1.39km north of the Site at Brittons Farm (Image 6, 61), linear features recorded by an archaeological evaluation have been interpreted as a possible enclosure and field system. The alignment of the features did not follow that of extant field boundaries in the area, and whilst the ditches had no datable finds, it was considered that they may indicate earlier, potentially prehistoric features (Image 5, EV23; Cotswold Archaeology 2018).
- 3.10. A scatter of Mesolithic flintwork was found at a location c. 1.95km northeast of the Site during the East Berkshire Archaeological Survey (EBAS; Image 6, 25). The assemblage contained a variety of Mesolithic tools (Image 5, EV34; BFRG 1988).

- 3.11. The findspot of a Neolithic axe-head is recorded at Ravenswood Park (Image 6, 17) c. 1.59km southwest of the Site, whilst a leaf-shaped arrowhead of the same period was recovered from Frensham Road, Crowthorne, approximately 1.48km to the southeast of the Site (Image 6, 2).

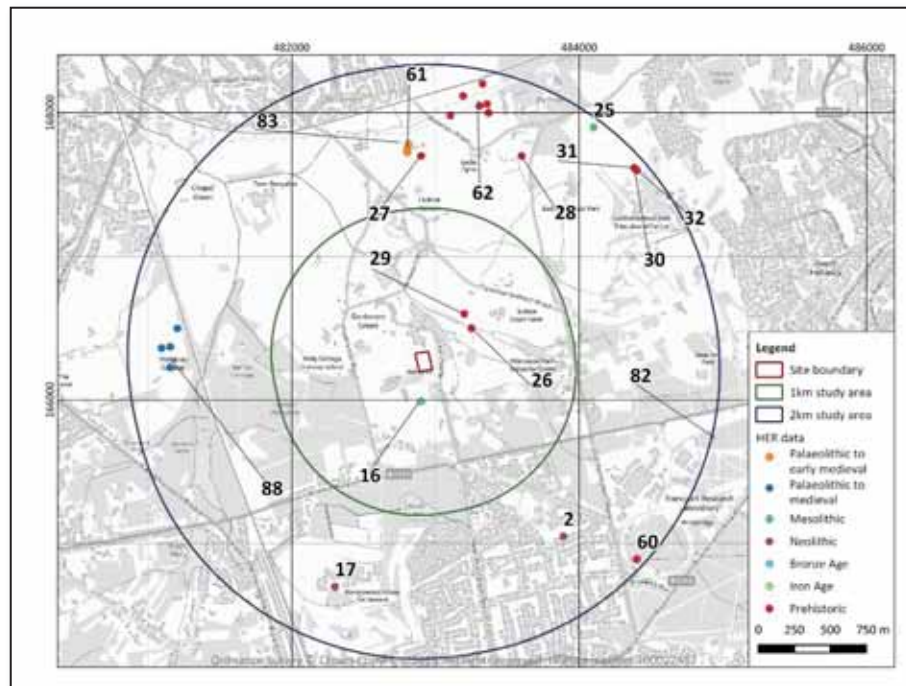


Image 6: Distribution of prehistoric evidence in study areas

- 3.12. Around 2km east of the Site is the location of a prehistoric burnt mound (Image 6, 82), identified during an archaeological evaluation (Image 5, EV19; AOC Archaeology 2017, 2018). Burnt mounds are found throughout England, with concentrations in areas where Bronze Age settlements were recorded.
- 3.13. In closer proximity to the Site the HER records the location of a possible ring ditch of likely Bronze Age date (Image 6, 16). The feature is visible as a cropmark ring on aerial photographs.
- 3.14. Archaeological investigations undertaken some 1.48km north of the Site recorded a Middle Iron Age pit (Image 6, 83; Image 5, EV23; Cotswold Archaeology 2018). The archaeological investigations recorded quantities of probable Middle Iron Age handmade pottery.
- 3.15. Overall, the potential for finds or features of prehistoric or Romano-British date at the Site is considered moderate.

Romano-British (43CE-410CE)

- 3.16. The HER records fairly limited evidence for Romano-British activity in the study areas, with a cluster of evidence to the north of the Site identified during archaeological field evaluation (Image 7, 59; Image 5, EV23). Evidence of Roman activity in this area comprised numerous small pits, gullies and ditches, suggesting possible enclosures, field systems and land management (Cotswold Archaeology 2018).
- 3.17. Further sherds of Roman pottery have been recovered during fieldwalking pre-dating the archaeological evaluation in this area (Image 7, 39-41; BFRG 1988).
- 3.18. Around 2km south of the Site, a section of Roman road is recorded (Margary 4a; Image 7, 71; Margary 1967).

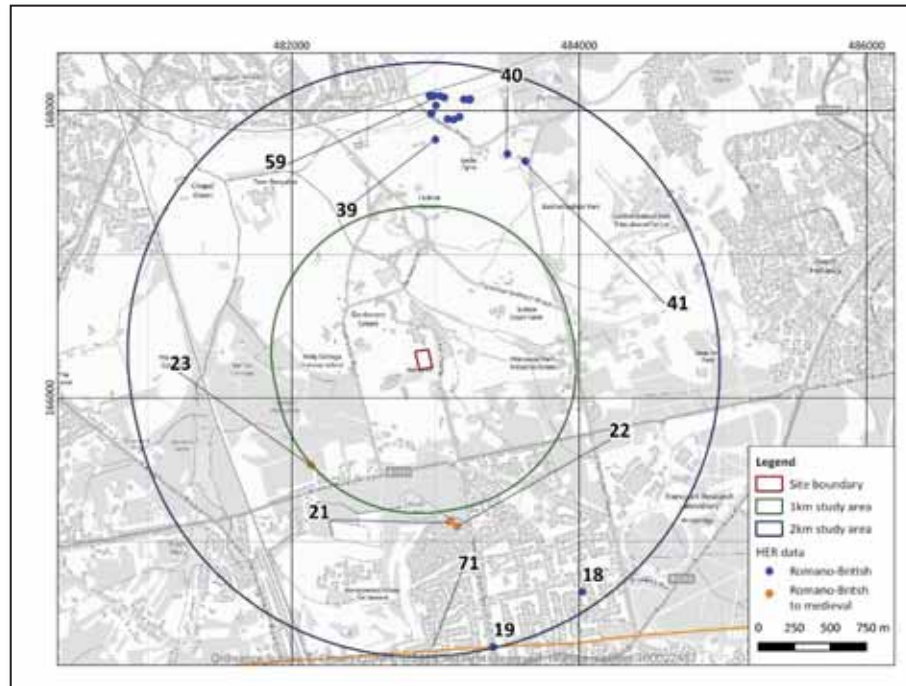


Image 7: Distribution of Romano-British evidence in study areas

3.19. Three sections of earthwork have been identified to the south and southwest of the Site (Image 7, 21-23). The sections have been traced from Broadmoor to Gorrick Plantation and whilst no dating evidence has been confirmed for the feature(s), a Romano-British to medieval date range has been postulated (Welsh 1981).

3.20. It is assessed that the potential for finds or features of Romano-British date to be recorded at the Site is low.

Early medieval (410CE-1066CE) to medieval (1066-1539)

3.21. A manor at Wokingham is not referred to in the Domesday Survey of 1086. The Berkshire element of the parish formed a part of the manor of the larger manor of Sonning, held at Domesday by the Bishop of Salisbury. Wokingham remained a part of Sonning Manor although in the 11th century it is referred to occasionally as a separate manor.

3.22. It is first identified as a single entity in 1146 as *Wokingeham*, the place name deriving from the Old English suffixes *-inga* and *hām*, and the personal name Wocca, translating broadly to 'settlement of the family or followers of a man called Wocca' (Mills 2003).

3.23. The manor is recorded again in 1316, when the Bishop of Salisbury was returned as Lord of Wokingham-cum-Yevyndon (Ditchfield & Page 1923).

3.24. Wokingham is however, more properly identified as an ancient borough, probably originating through the grant of a market to the Bishop of Salisbury in 1219. Its earliest known existing charter was granted by Elizabeth I in 1583.

3.25. The HER identifies two findspots of medieval pottery northeast of the Site (Image 8; 36, 42), both recorded during the East Berkshire Archaeological Survey (BFRG 1988). Indeed, almost all records shown in Image 8 refer to findspots of medieval material, largely associated with archaeological fieldwork or field surveys.

- 3.26. Ravenswood, formerly known as *Bigshotte Rails* (Image 8, 75), represents an area of deer park first identified as medieval parkland in a map of 1823. The parkland has been remodelled and is largely now identified as a 19th century creation (Babtie Group 2000).
- 3.27. Other records held by the HER for the period generally refer to the sites of medieval buildings in the study area with the majority identified from historic maps and other documentary sources.

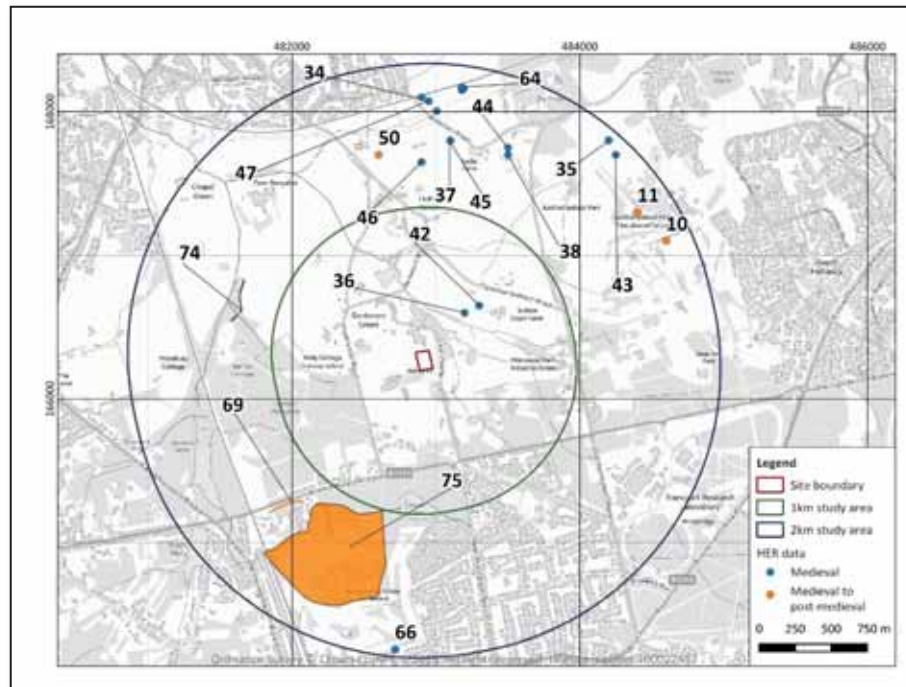


Image 8: Distribution of medieval evidence in study areas

- 3.28. The Site appears to have been situated in undeveloped, probably common land during the medieval period and the potential for significant finds or features of medieval date to survive there is considered low.

Post-medieval (1540 to 1899)

- 3.29. The HER records multiple instances of the locations of historic 'straight rides' built for King George III (Image 9). These routes formed part of the 18th and 19th century historic hunting landscape of Windsor Forest, with many now coinciding with modern roads (Hannington 2019).
- 3.30. Two further records of linear features refer to 19th century railway lines. Passing some 1.52km west of the Site is a section of the route between Wokingham and Crowthorne (Image 9, 76), with the station at Crowthorne opened in January 1859. The second line passes 1.7km north of the Site and forms part of the route between Wokingham and Ascot which opened in July 1856 (Image 9, 77).
- 3.31. Pre-dating the railway, archaeological investigations recorded a group of post-medieval ditches c. 1.81km north of the Site (Image 9, 86; Image 5, EV29; Wessex Archaeology 2021). The features date to the mid-19th century.
- 3.32. Linear cropmarks including a trackway have been identified at Woodcray Manor Farm, 1.66km west of the Site (Image 9; 5, 6), whilst to the north of these features, the site of Luckley House

is recorded on both John Rocque's map of 1761 and the tithe map of 1842 (Image 9, 53). Research by the Berkshire Archaeology Research Group indicates that Luckley House was probably demolished in the mid-19th century (BARG 2007).

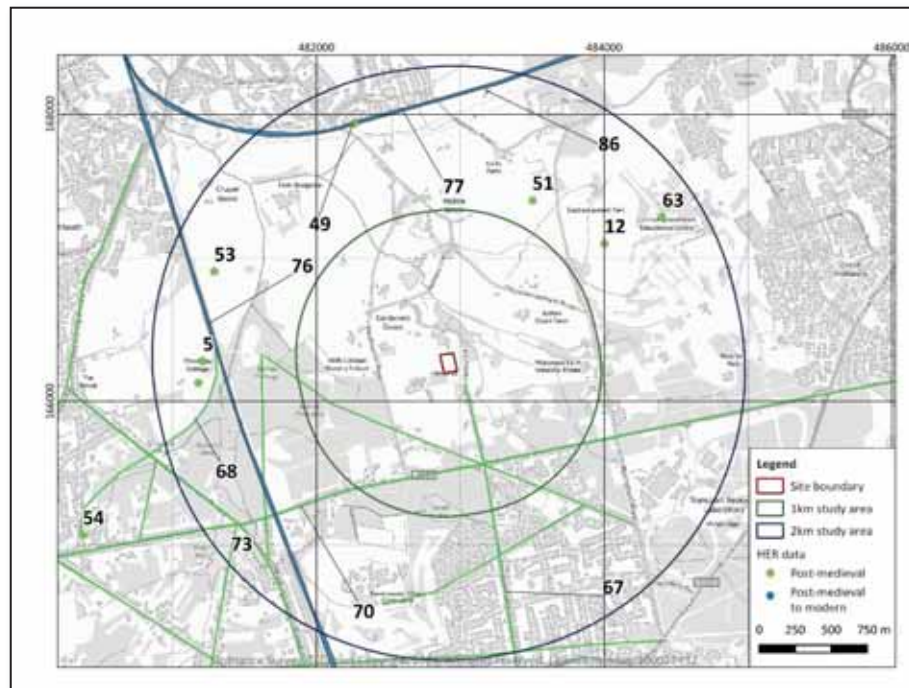


Image 9: Distribution of post-medieval evidence in study areas

- 3.33. Further cropmark features, identified from aerial photographs, are recorded northeast of the Site (Image 9, 12) suggesting banks and ditches forming a pattern of fields. To the northwest of these cropmarks post-medieval pottery was recovered during the 1960s (Image 9, 51).
- 3.34. Whilst the Site has been developed with polytunnels for some time, it has been historically situated in undeveloped agricultural lands and the potential for archaeological evidence of post-medieval origin is considered low, with the most likely evidence relating to agricultural practice such as remnant field boundaries or stray finds associated with manuring.

Modern period (1900 to present)

- 3.35. The HER records a significant area southeast of the Site as that of the Transport and Road Research Laboratories (TRL) which moved to the Crowthorne location in 1955. The facility comprised a vehicle testing track, a skid pan and associated trackside structures and laboratories for research into road transport (Image 10, 79).
- 3.36. The Site has been in use during the later 20th and 21st century for polytunnels. Whilst modern remains are very likely to be found at the Site, it is considered very unlikely that anything of any significance would be recorded.

Undated evidence

- 3.37. The majority of features recorded by the HER as of unknown date refer to cropmark evidence identified from aerial photographs. The majority of these features lie to the north, west and east of the Site in the wider study area.
- 3.38. The potential for further undated features to be identified at the Site is considered moderate.

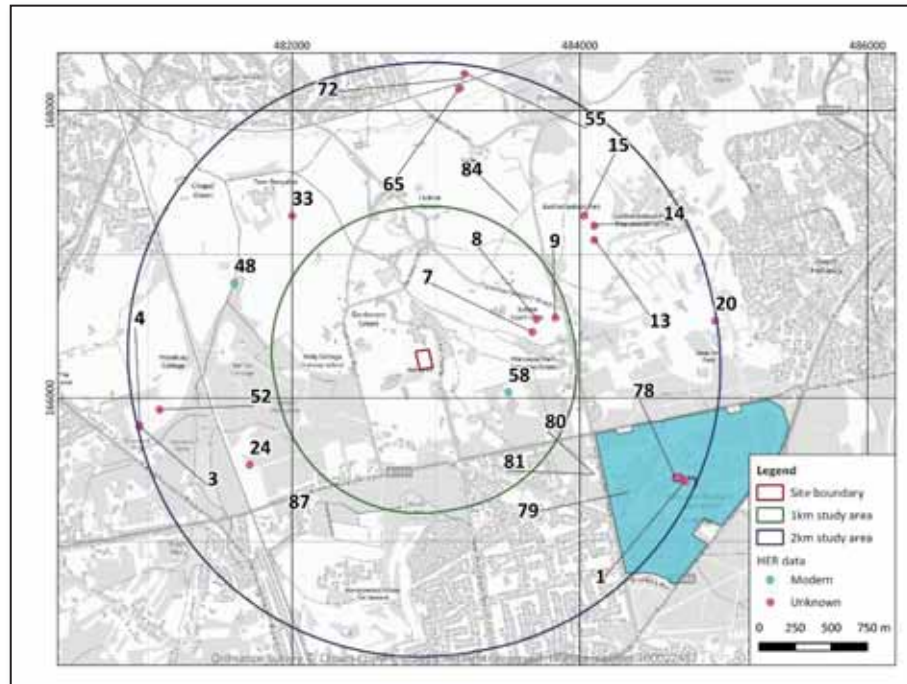


Image 10: Distribution of modern period and undated evidence in study area

Historic map regression: the developmental history of the Site

- 3.39. The study of historic maps can help to identify the evolution of the settings of historic places, and aid in the identification of how they have changed through time. Historic map regression can also identify historic relationships, such as designed views or routeways, which may have become fossilised in the historic landscape or streetscape

1806 Robert Dawson - Odiham

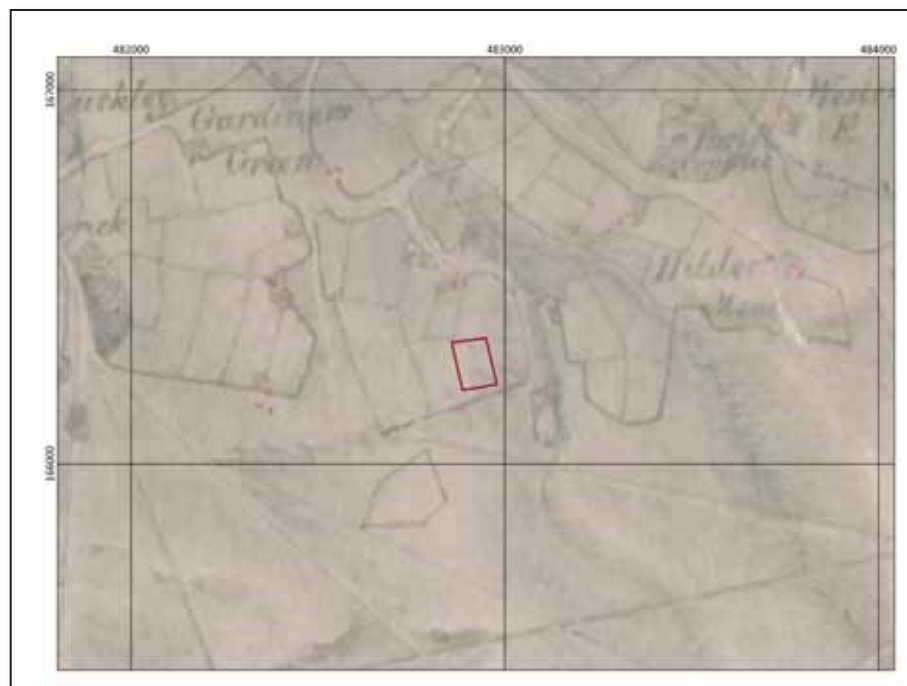


Image 11: 1806 Robert Dawson - Odiham

- 3.40. Robert Dawson's 1806 illustration represents one of the first group of hand-drawn Ordnance Survey maps issued for military purposes. The map shows the approximate position of the Site within agricultural fields, with the curve of Honey Hill recognisable to the east and north. Wavy lines visible within the south of the Site are related to some feint writing on the map and do not represent a boundary or similar. A boundary is however present, dividing the Site north-south.

1841 Wokingham parish tithe map



Image 12: 1841 Wokingham parish tithe map

- 3.41. The tithe map for the parish of Wokingham was completed in 1841 by an uncredited surveyor, with the apportionment completed in 1839. The map illustrates the county boundary, named buildings, a town hall, a windmill, gardens, land ownership, named roads, farmyards, field names and acreage, hedges, fences, parkland, arable land, grassland, coppice, woods and named plantations, orchards and waterbodies (Kain and Oliver 1995). It is noted that part of the district was in a detached part of Wiltshire and was transferred to Berkshire in October 1844.
- 3.42. The Site is shown occupying parts of two larger fields; Plots 1014 and 1015. Apportionment data for these and a small number of surrounding plots is detailed below to inform land use and ownership of the period. Plot/field name interpretation is generally after Field 1989 or further research.
- 3.43. A number of revised apportionments are available for this map – those shown in Table 2 refer to the first apportionment completed in 1839.

Table 3: 1839 Wokingham tithe map apportionment

Plot	Name	Landowner	Land Use	Interpretation
1015	Little Close	Richard Whatley	Arable	Small enclosure
1014	Slade Close	Richard Whatley	Arable	Land in a marshy valley
1013	Little Meadow	Richard Whatley	Meadow	Descriptive

1016	Long Ground	Richard Whatley	Arable	Shape of plot
1018	Common Allotment	Richard Whatley	Arable	Unenclosed land formerly in common usage (although now clearly in private ownership)

- 3.44. The Site is formed of arable land at this time with a single field boundary passing north-south down the eastern side of the plot.

1872 Ordnance Survey County Series 1:10,560



Image 13: 1872 Ordnance Survey County Series 1:10,560

- 3.45. The first edition OS map illustrates the boundary shown in the tithe map in the east of the plot has been removed. The Site now occupies part of a large single field which extends to the road to the east.

1898 Ordnance Survey County Series 1:2,500

- 3.46. By 1898 the field boundary to the west of the Site has been removed creating a large field unit.
- 3.47. No development or change is evident within the boundaries of the Site itself.



Image 14: 1898 Ordnance Survey County Series 1:2,500

1910 Ordnance Survey County Series 1:2,500

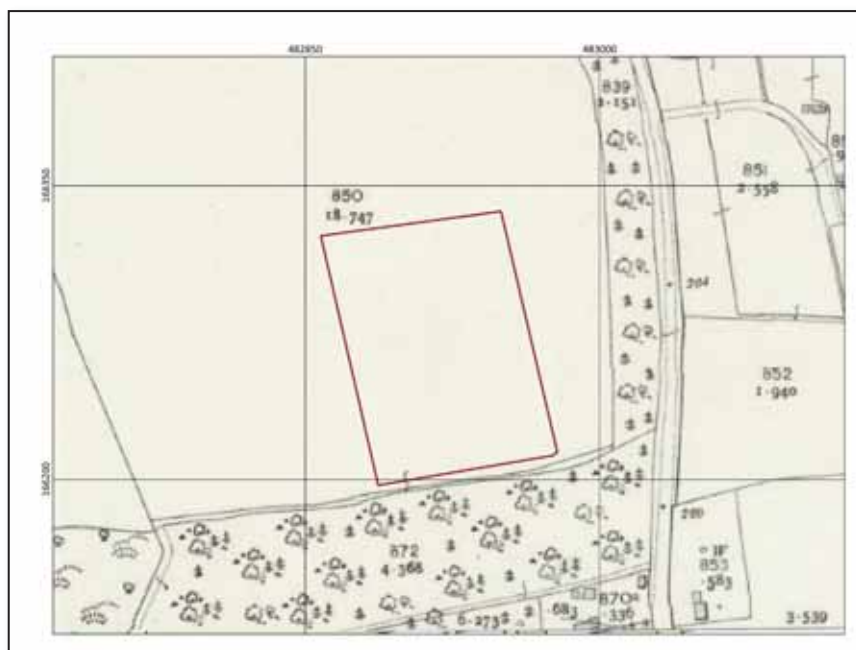


Image 15: 1910 Ordnance Survey County Series 1:2,500

3.48. No development or change is evident at or adjacent to the Site by 1910.

1932 Ordnance Survey County Series 1:2,500

3.49. Again this map of 1932 shows an undeveloped Site set within a larger field.



Image 16: 1932 Ordnance Survey County Series 1:2,500

1944 Ordnance Survey County Series 1:10,560

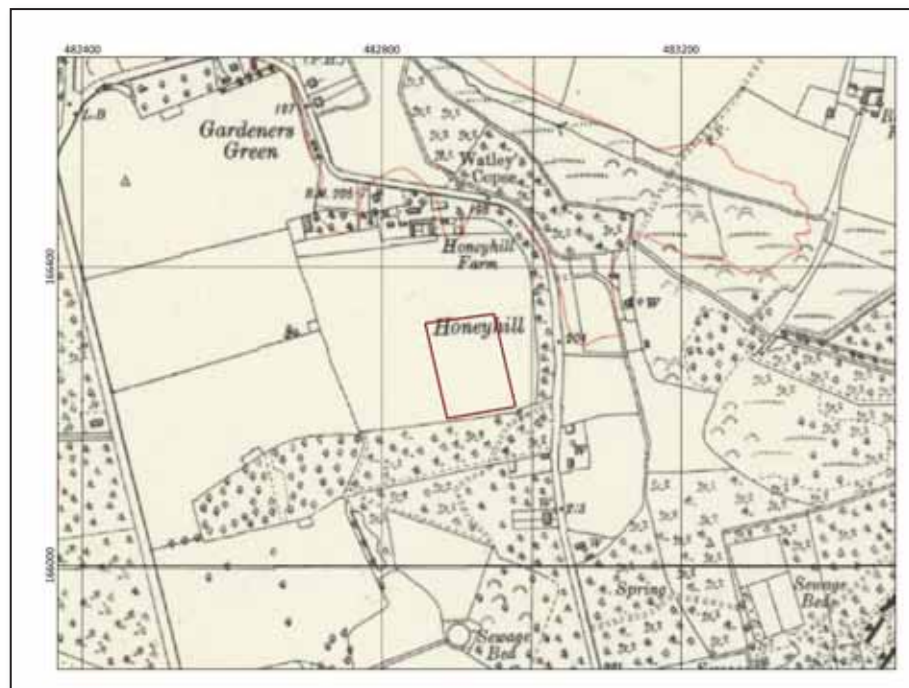


Image 17: 1944 Ordnance Survey County Series 1:10,560

3.50. The 1944 OS map shows no change at the Site.

Later maps

3.51. The OS historical map sequence continues to 1989. None of the maps show any development or change at the Site.

Satellite imagery

- 3.52. The Google Earth satellite image sequence runs from 1999 to 2023. Whilst the 1999 image is unclear, the 2003 image shows polytunnels across the whole Site, with the plot extending north beyond the Site's red line boundary as shown in Image 1. By 2013 new facilities have been built north of the Site effectively reducing the size of the plot to that seen today.

Historic Landscape Character

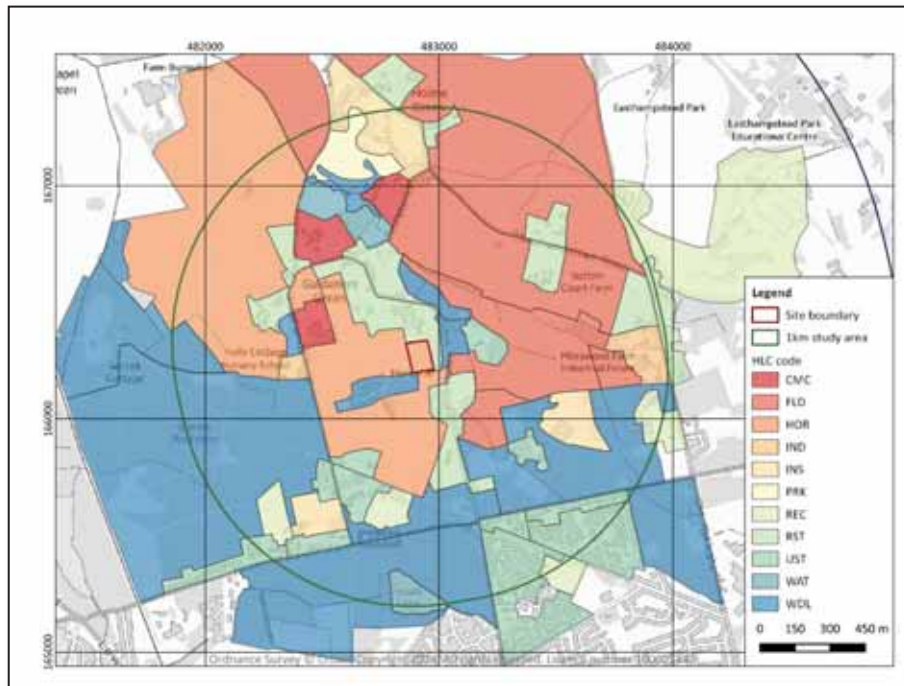


Image 18: Historic Landscape Character

- 3.53. The Historic Landscape Characterisation (HLC) for Berkshire records the Site as part of a wider area of *Polytunnel horticulture at Heathlands Farm, Wokingham*, described as a “Modern farm, growing berries under polytunnel cover”.

4. ASSESSMENT OF SIGNIFICANCE

Buried archaeology

- 4.1. The Site lies in an area where a number of largely undated features have been identified, primarily from aerial photographs.
- 4.2. Significant instances of archaeological fieldwork have been completed within 2km of the Site, with results demonstrating human activity across all major archaeological periods. No evidence has been identified within the boundaries of the Site which has been subject to no previous investigations.
- 4.3. This assessment has found a generally low potential for archaeological remains at the Site, perhaps enhanced to a degree by the wider evidence base within the local landscape.
- 4.4. Archaeological features preserved at the Site may include one or more former field boundaries seen in historic maps in the central and eastern areas of the Site, orientated north-south.

- 4.5. Given that the Site has been positioned in open land, later enclosed for agriculture, the potential for stray finds associated with agricultural cultivation, such as those deposited during manuring of medieval and post-medieval date, is recognised.

Historic Landscape Character

- 4.6. The Berkshire HLC characterises the Site as part of a wider area of *Polytunnel horticulture at Heathlands Farm, Wokingham*. This HLC type reflects the 20th century development of the Site and its closer environs and is considered of negligible value in historical and archaeological terms.

5. ASSESSMENT OF IMPACT

Planning proposal

- 5.1. The planning proposal comprises the removal of the extant polytunnels and the establishment of a modest area of solar PV panels (Image 19).



Image 19: Proposed layout of solar development

- 5.2. With regard to the proposed solar panel installation, a 'C Pile' system is proposed, comprising metal section piles driven into the ground to a depth of 1.5m.

Previous impacts

- 5.3. The evidence indicates the Site to have remained largely undeveloped until the installation of the first group of polytunnels some 20-25 years ago. The polytunnels will have been removed and replaced many times during the period between their initial installation and the present day, with soil within the units also disturbed during this events.

- 5.4. The degree to which the installation of the polytunnels and subsequent maintenance works have disturbed below-ground deposits (if present) is unknown, although it is assumed that moderate to major disturbance of shallow buried features is very likely.

Buried archaeology

- 5.5. The proposed solar development is unlikely to result in disturbance to any significant depth. It has been established that the previous (and current) use of the Site will have resulted in disturbance of buried deposits to at least shallow depths and possibly deeper.
- 5.6. It is assessed that the proposed development has the capacity to disturb previously undisturbed archaeological features to a depth of up to 1.5m. Further consultation with the Archaeological Officer at Berkshire archaeology is recommended.

Historic Landscape Character

- 5.7. The proposed development at the Site is assessed to result in a change to its HLC, from polytunnels development to solar development. In essence this is considered to represent a negligible change given that both forms of development are temporary in nature and allow the land to be reinstated on decommission/removal. No potential for harm is found.

6. CONCLUSION

- 6.1. Cartographic evidence found in historic maps from 1806 onwards demonstrates the Site was undeveloped until the establishment of the first polytunnels around the turn of the 21st century. These polytunnels will have been removed and replaced many times during the period between their initial installation and the present day, with soil within the tunnels disturbed during these events. The degree to which the installation of the polytunnels and subsequent maintenance works have disturbed below-ground deposits (if present) is unknown, although it is assumed that moderate to major disturbance of shallow buried features is very likely.
- 6.2. The Site is situated in an area where a number of largely undated features have been identified, primarily from interpretation of aerial photographs. A number of instances of archaeological fieldwork have been completed within 2km of the Site, with results demonstrating human activity across all major archaeological periods. No evidence has been identified within the boundaries of the Site which has been subject to no previous investigations.
- 6.3. Overall, this assessment has found a generally low potential for archaeological remains at the Site, although this may be considered to be slightly enhanced given the wider evidence for undated cropmark features within the local landscape. Archaeological features preserved at the Site may include one or more former field boundaries seen in historic maps in the central and eastern areas of the Site, orientated north-south. Given that the Site has been positioned in open land, later enclosed for agriculture, the potential for stray finds associated with agricultural cultivation, such as those deposited during manuring of medieval and post-medieval date, is recognised.
- 6.4. It is assessed that the proposed development has the capacity to disturb previously undisturbed archaeological features to a depth of up to 1.5m and further consultation with the Archaeological Officer at Berkshire archaeology is recommended.

- 6.5. This notwithstanding, the degree of disturbance likely to result from the installation is relatively minor and thus this assessment has identified no archaeological constraints that would preclude the development of the Site as proposed.
- 6.6. It is concluded that the proposed development at the Site will result in a change to its historic landscape character from polytunnels development to solar development. This is considered a negligible change given that both forms of development are temporary in nature and allow the land to be reinstated on decommission/removal. No potential for harm to the Site's HLC is found.
- 6.7. It should be noted that the polytunnels currently extant on the Site form part of an ongoing business. These tunnels effectively negate any possibility of further pre-determination investigation relating to archaeology, since they would not be subject to removal until a planning consent for the proposed solar development was granted.
- 6.8. This assessment has been completed with regard to the NPPF, the PPG, the Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document January 2010, and guidance issued by Historic England and the ClfA.

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Appendix 1: Gazetteer of heritage assets

FIG. REF.	HE/HER REF.	NAME	TYPE	PERIOD	SUMMARY	STATUS	EAST	NORTH
Designated Sites and Monuments (Historic England data:1km study area)								
Listed Buildings (1km study area)								
LB1	1135841	Stable At Sutton Court Farm, Approximately 7 Metres To North North West Of Barn	Stables	Post-medieval	Cowhouse now part of stable range. c.1700 altered C19 and C20.	II	483450	166635
LB2	1313124	Barn At Sutton Court Farm	Barn	Post-medieval	Small barn. c1700. Timber framed, weatherboarded	II	483447	166622
LB3	1319117	The Crooked Billet	Inn	Post-medieval	Public House. Mid C19 extended C20.	II	482618	166707
LB4	1319138	Holme Grange School	House	Post-medieval	Large house, now a private school. 1883 by R. Norman Shaw in the Tudor vernacular style.	II	482740	167200
Berkshire HER data (1km study area)								
1	00351.00.000	Earthworks - Road Research Laboratory, Crowthorne, Berkshire	Enclosure; Enclosure	Unknown	Two possible rectangular earthworks on land at the Road Research Laboratory.	n/a	484730	165420
2	00353.00.000	Neolithic findspot at 25 Frensham Road, Crowthorne, Berkshire	Findspot	Neolithic	A leaf shaped arrowhead was found at 25 Frensham Road, Crowthorne.	n/a	483890	165050
3	00354.00.000	A small rectangular enclosure at Woodcra y Manor Farm, Berkshire	Enclosure	Unknown	A small rectangular cropmark enclosure, slightly irregular in plan is visible on aerial photographs.	n/a	480940	165800

4	00354.01.000	Soil mark within the enclosure at Woodcray Manor Farm, Berkshire	Hut Circle	Unknown	A soil mark within the cropmark enclosure at Woodcray Manor Farm may be a hut circle.	n/a	480940	165810
5	00355.00.000	Cropmark trackway at Woodcray Manor Farm, Berkshire	Trackway	Post-medieval	A cropmark trackway Woodcray Manor Farm noted on aerial photographs.	n/a	481210	166280
6	00355.01.000	Linear cropmarks at Woodcray Manor Farm, Wokingham, Berkshire	Boundary	Post-medieval	Linear cropmarks at Woodcray Manor Farm are noted from aerial photographs.	n/a	481180	166130
7	00357.00.000	Possible enclosure or field system near Sutton Court Farm, Wokingham, Berkshire	Field System	Unknown	Ditches of a large enclosure or field system are recorded on aerial photographs.	n/a	483670	166460
8	00357.01.000	Possible rectangular enclosure near Sutton Court Farm, Wokingham, Berkshire	Enclosure; Site	Unknown	A rectangular enclosure set within the corner of a large enclosure or field system.	n/a	483700	166550
9	00357.02.000	Cropmark enclosure? - Brookfield Farm, Wokingham, Berkshire	Enclosure	Unknown	A possible cropmark enclosure near Brookfield Farm, Wokingham.	n/a	483830	166560

10	00368.00.000	Easthampstead Park – Bracknell, Berkshire	Deer Park; Great Hall; Manor House; Royal Chapel; Royal Park; Great Hall; Hunting Lodge; Moat; Royal Chapel; Royal Park	Medieval to post-medieval	A royal hunting preserve with a lodge from as early as 1320. It was disparked in 1629 by Charles I and granted to William Turnbull.	n/a	484600	167100
11	00368.01.000	Easthampstead Park Lodge – Bracknell, Berkshire	Moat	Medieval to Post Medieval	A moated lodge is shown on Norden's map of 1607.	n/a	484400	167300
12	00368.03.000	Cropmark features - Easthampstead Park, Bracknell, Berkshire	Field System	Post-medieval	Cropmark banks and ditches forming pattern of fields are visible on aerial photographs.	n/a	484000	167100
13	00368.03.100	Cropmark field system - Easthampstead Park, Bracknell, Berkshire	Field System	Unknown	Cropmarks of an irregular field pattern visible on an aerial photograph.	n/a	484100	167100
14	00368.03.200	Cropmark field system - Easthampstead Park, Bracknell, Berkshire	Field System	Unknown	Cropmark field pattern of regular rectangular plots comprising mainly of ditches.	n/a	484100	167200
15	00368.03.300	Cropmark pond - Easthampstead Park, Bracknell, Berkshire	Pond	Unknown	A cropmark indicating a small dark complete ring with very light blurred halo.	n/a	484030	167270
16	00375.00.000	Possible ring ditch? - near Honeyhill, Wokingham Without, Berkshire	Ring Ditch	Bronze Age	A possible cropmark ring ditch visible on aerial photographs.	n/a	482900	165990

17	00400.00.000	Neolithic axe-head at Ravenswood Park, Wokingham, Berkshire	Findspot	Neolithic	A polished flint axe-head was found at Bigshot Lodge (now Ravenswood).	n/a	482300	164700
18	00408.00.000	Roman coin - Crowthorne, Berkshire	Findspot	Romano-British	An As of Marcus Aurelius was found at Crowthorne.	n/a	484020	164650
19	01074.14.000	Section of the Devil's Highway - Crowthorne, Berkshire	Road	Romano-British	A section of Roman road 4a as identified by Margary running from London to Silchester. Known locally as 'The Devils Highway'.	n/a	483403	164266
20	01082.00.000	Possible ditched cropmarks - Easthampstead Park, Bracknell, Berkshire	Enclosure?; Site	Unknown	A small area of possibly ditched cropmarks visible on air photographs.	n/a	484940	166538
21	02955.00.000	Sections of earthwork - Broadmoor to Gorrick Plantation, Berkshire	Bank (Earthwork)	Romano-British to medieval	Three sections of earthwork have been traced from Broadmoor to Gorrick Plantation.	n/a	483100	165140
22	02955.02.000	Earthwork-Broadmoor to Gorrick Plantation, Berkshire	Bank (Earthwork)	Romano-British to medieval	A section of earthwork was identified by T C Welsh, during his work on The Devil's Highway.	n/a	483151	165107
23	02955.03.000	Earthwork- Broadmoor to Gorrick Plantation, Berkshire	Bank (Earthwork)	Romano-British to medieval	An earthwork visible as a bank and ditch as identified by T C Welsh.	n/a	482134	165531

24	02956.00.000	Rectilinear enclosures at Gorrick Plantation, Heathlands, Wokingham, Berkshire	Enclosure	Unknown	Rectilinear enclosures observed in Gorrick Plantation by TC Welsh.	n/a	481706	165535
25	03071.00.000	Mesolithic flint scatter - EBAS PREH 340 - Bracknell, Berkshire	Flint Scatter; Open Site?	Mesolithic	A Mesolithic assemblage was found during the East Berkshire Archaeological Survey (EBAS).	n/a	484100	167900
26	03072.00.000	East Berkshire Archaeological Survey - Site PREH 350, Wokingham, Berkshire	Artefact Scatter	Prehistoric	Prehistoric site identified during fieldwalking during the East Berkshire Archaeological Survey.	n/a	483250	166500
27	03201.00.000	Prehistoric findspot - EBAS, Wokingham Without, Berkshire	Findspot	Prehistoric	A flint flake and an arrowhead found during the East Berkshire Archaeological Survey (EBAS).	n/a	482900	167700
28	03202.00.000	Flint blade - EBAS, Wokingham Without, Berkshire	Findspot	Prehistoric	A flint blade found during the East Berkshire Archaeological Survey (EBAS).	n/a	483600	167700
29	03203.00.000	Prehistoric lithic findspot - EBAS, Gardeners Green, Wokingham, Berkshire	Findspot	Prehistoric	Lithics were found during fieldwalking during the East Berkshire Archaeological Survey (EBAS).	n/a	483200	166600

30	03204.00.000	Waste flake - EBAS, Bracknell, Berkshire	Findspot	Prehistoric	A waste flake was recovered during fieldwalking during the East Berkshire Archaeological Survey.	n/a	484401	167601
31	03204.01.000	Flint flake - EBAS, Bracknell, Berkshire	Findspot	Prehistoric	A retouched flake was recovered during fieldwalking during the East Berkshire Archaeological Survey (EBAS).	n/a	484382	167617
32	03204.02.000	Flint scraper - EBAS, Bracknell, Berkshire	Findspot; Site	Prehistoric	A flint scraper was recovered during fieldwalking during the East Berkshire Archaeological Survey (EBAS).	n/a	484401	167602
33	03343.00.000	Cropmark linear features and oval enclosure - EBAS AP69 - Wokingham Without, Berkshire	Enclosure?; Linear Feature	Unknown	Linear features and a possible oval enclosure were identified during the East Berkshire Archaeological Survey (EBAS).	n/a	482000	167270
34	03351.00.000	Medieval sherds-East Berkshire Archaeological Survey, Wokingham, Berkshire	Findspot	Medieval	Medieval pottery sherds found during the East Berkshire Archaeological Survey.	n/a	482900	168100

35	03353.00.000	Medieval pottery sherds - East Berkshire Archaeological Survey, Bracknell, Berkshire	Findspot	Medieval	Medieval pottery sherds recovered during fieldwalking during the East Berkshire Archaeological Survey.	n/a	484200	167802
36	03358.00.000	Medieval findspot- EBAS, Gardeners Green, Wokingham, Berkshire	Findspot	Medieval	Pottery sherd found during the East Berkshire Archaeological Survey.	n/a	483200	166600
37	03359.00.000	Medieval pottery sherd - EBAS, Wokingham Without, Berkshire	Findspot	Medieval	Medieval pottery sherd recovered during fieldwalking during the East Berkshire Archaeological Survey (EBAS).	n/a	483100	167800
38	03360.00.000	Medieval pottery sherd - EBAS, Wokingham Without, Berkshire	Findspot	Medieval	A medieval pottery sherd found during East Berkshire Archaeological Survey.	n/a	483500	167700
39	03405.00.000	Roman pottery sherd - EBAS, Wokingham Without, Berkshire	Findspot	Romano-British	A Roman pottery sherd found during the East Berkshire Archaeological Survey (EBAS).	n/a	483000	167800
40	03406.00.000	Roman pottery sherd - EBAS, Wokingham Without, Wokingham, Berkshire	Findspot	Romano-British	A Roman pottery sherd found during East Berkshire Archaeological Survey (EBAS).	n/a	483500	167700
41	03407.00.000	Roman pottery sherd - EBAS, Wokingham Without, Wokingham, Berkshire	Findspot	Romano-British	A Roman pottery sherd found during the East Berkshire Archaeological Survey (EBAS).	n/a	483625	167650

42	03424.00.000	Medieval findspot - EBAS, Gardeners Green, Wokingham, Berkshire	Findspot	Medieval	Sherds of medieval pottery found during the East Berkshire Archaeological Survey.	n/a	483300	166650
43	03430.00.000	Medieval pottery sherd - EBAS, Bracknell, Berkshire	Findspot	Medieval	Medieval pottery sherd recovered during fieldwalking during the East Berkshire Archaeological Survey (EBAS).	n/a	484250	167701
44	03431.00.000	Medieval pottery - EBAS, Wokingham Without, Wokingham, Berkshire	Findspot	Medieval	Sherds of medieval pottery found during the East Berkshire Archaeological Survey (EBAS).	n/a	483500	167750
45	03432.00.000	Medieval pottery-EBAS, Wokingham Without, Wokingham, Berkshire	Findspot	Medieval	Sherds of medieval pottery found during the East Berkshire Archaeological Survey (EBAS).	n/a	483100	167800
46	03433.00.000	Medieval pottery - EBAS, Wokingham Without, Wokingham, Berkshire	Findspot	Medieval	Sherds of medieval pottery found during the East Berkshire Archaeological Survey (EBAS).	n/a	482900	167650
47	03434.00.000	Medieval pottery-East Berkshire Archaeological Survey, Wokingham, Berkshire.	Findspot	Medieval	Sherds of medieval pottery were found during the East Berkshire Archaeological Survey (EBAS).	n/a	482950	168075
48	05046.21.000	Pillbox at Trenches Bridge, Wokingham, Berkshire	Pillbox	Modern	An east facing pillbox at Trenches Bridge, Wokingham.	n/a	481600	166800

49	05057.00.000	London and South Western Railway (Wokingham to Ascot, Berkshire)	Railway	Post-medieval	London and South Western railway from Wokingham through to Ascot.	n/a	482264	167934
50	06376.00.000	Ridge and furrow at Wood's Farm, Wokingham Without, Berkshire	Ridge And Furrow	Medieval to post-medieval	Ridge and furrow observed in field by an amateur archaeologist.	n/a	482600	167700
51	06419.00.000	Pottery scatter at Sutton Court Farm, Wokingham Without, Berkshire	Artefact Scatter	Post-medieval	Quantities of post-medieval pottery were brought to the surface by a potato digger in the 1960's.	n/a	483500	167400
52	MRM15806	A possible pit cluster at Woodcray Manor Farm, Wokingham, Berkshire	Pit Cluster?	Unknown	A geophysical survey in 1991 at Woodcray Manor Farm identified a possible cluster of pit-like features.	n/a	481080	165920
53	MRM16169	Luckley House, Wokingham, Berkshire	House	Post-medieval	Luckley House was recorded on Rocque's map of 1761 and is believed to have been demolished in the 19th century.	n/a	481290	166904
54	MRM16569	Railway branch line to Brick Yard and Saw Mill near California, Finchampstead, Berkshire	Railway; Brickworks; Saw Mill	Post-medieval	A former railway line between California Junction on the South Eastern Railway and a brick yard and saw mill at California.	n/a	480376	165070

55	MRM16787	Possible cropmark features at Buckhurst Farm, Wokingham, Berkshire	Linear Feature; Boundary	Unknown	Possible cropmark linears located near the railway are visible on an aerial photograph dated 1976. An archaeological investigation on part of the area revealed a single undated NW-SE aligned gully.	n/a	483198	168258
57	MRM16798	Medieval pottery sherds near Amen Corner, Bracknell, Berkshire	Findspot	Medieval	Five sherds of pottery broadly dating from the 13th to 15th century were found whilst fieldwalking near Amen Corner, Bracknell.	n/a	484254	168948
58	MRM17522	Former Pinewood Hospital near Crowthorne, Berkshire	Sanatorium; Military Hospital; General Hospital	Modern	Pinewood Hospital was built in the early 20th century as a sanatorium for tuberculosis patients. It was used in WWI for casualties from poison gas and eventually became a small General Hospital before closure.	n/a	483504	166040
59	MRM18270	Roman features - South Wokingham Distributor Road, Eastern Gateway, Wokingham	Enclosure?; Ditch; Field System?; Pit; Ditch	Romano-British	Evidence of Roman activity in the form of numerous small pits, gullies and ditches, suggesting possible enclosures, field systems and land management was revealed during an archaeological evaluation.	n/a	482959	168104

60	MRM18299	Prehistoric burnt mounds at former Transport Research Laboratory (TRL) site, Crowthorne	Burnt Mound	Prehistoric	Three or possibly four burnt mounds were discovered during archaeological evaluation.	n/a	484401	164892
61	MRM18525	Possible settlement activity west of Brittons Farm, Wokingham, Berkshire	Enclosure?; Field System; Findspot	Palaeolithic to early medieval	Features recorded in evaluation are interpreted as a possible enclosure and field system.	n/a	482812	167783
62	MRM18526	Possible settlement activity south of Wokingham, Wokingham, Berkshire	Ditch; Pit; Post Hole	Prehistoric	A number of ditches, postholes and pits were recorded during trial trench evaluation indicating possible settlement activity.	n/a	483328	168203
63	MRM18561	Easthampstead Park College - Easthampstead Park, Bracknell	Country House; Terrace; Wall; Steps; Path; Country House	Post-medieval	Grade II listed Easthampstead Park College is a large 19th century country house in parkland, now a training college.	n/a	484404	167282
64	MRM18582	Possible medieval pits - Eastern Gateway (WMHP), Waterloo Road, Wokingham	Rubbish Pit	Medieval	Two possible medieval rubbish pits were recorded during an archaeological excavation.	n/a	483178	168161
65	MRM18584	Undated features - Eastern Gateway (WMHP), Waterloo Road, Wokingham	Waterhole?; Pit; Post Hole	Unknown	A large sub-circular feature, a possible pit or natural feature and a posthole (all undated) were revealed during an archaeological excavation.	n/a	483165	168157

66	WK15728	Gullies at Lane End, Devils Highway, Crowthorne, Berkshire	Gully; Gully; Gully?	Medieval	Three gullies, including one of medieval date, were recorded during an archaeological evaluation at Lane End, Devils Highway, Crowthorne.	n/a	482716	164255
67	MRM18467	Historic straight rides in Wokingham Without, Crowthorne and Finchampstead	Ride	Post-medieval	Historic straight rides built for King George III.	n/a	483245	165037
68	MRM16569	Railway branch line to Brick Yard and Saw Mill near California, Finchampstead, Berkshire	Railway; Brickworks; Saw Mill	Post-medieval	A former railway line between California Junction on the South Eastern Railway and a brick yard and saw mill at California.	n/a	480869	165682
69	MRM18466	Extant bank and ditch at Pine Ridge Park	Park Pale	Medieval to post-medieval	Extant earthwork bank and ditch, probably a surviving boundary of Bigshotte Railes medieval deer park.	n/a	481960	165260
70	MRM18467	Historic straight rides in Wokingham Without, Crowthorne and Finchampstead	Ride	Post-medieval	Historic straight rides built for King George III.	n/a	481334	165037
71	01074.00.000	The Devil's Highway (Roman road from London to Silchester)	Road	Romano-British	Roman road from London to Silchester, known locally as 'The Devils Highway'.	n/a	480146	164054

72	MRM16787	Possible cropmark features at Buckhurst Farm, Wokingham, Berkshire	Linear Feature; Boundary	Unknown	Possible cropmark linears located near the railway are visible on an aerial photograph dated 1976. An archaeological investigation on part of the area revealed a single undated NW-SE aligned gully.	n/a	483175	168225
73	MRM18467	Historic straight rides in Wokingham Without, Crowthorne and Finchampstead	Ride	Post-medieval	Historic straight rides built for King George III.	n/a	480388	164801
74	00370.00.000	Linear bank - Gorrick Well, Wokingham Without, Berkshire	Field Boundary	Medieval to post-medieval	A linear bank is shown on the 1:10,000 OS map marked 'Site of Gorrick Well'.	n/a	481598	166565
75	00399.00.000	Bigshotte Rails (now Ravenswood)	Deer Park	Medieval to post-medieval	A 19th century park that has medieval origins, originally known as Bigshotte Rails.	n/a	482296	164906
76	05056.04.000	Wokingham Station to Crowthorne Station, Berkshire	Railway	Post-medieval to modern	Section of railway between Wokingham Station and Crowthorne Station.	n/a	481434	166078
77	05057.01.000	Railway line between Wokingham Station and Bracknell Station, Berkshire	Railway	Post-medieval to modern	The line between Wokingham and Ascot opened on 9th July 1856.	n/a	482146	168090

78	BF15499	Earthwork enclosure at Transport Research Laboratory, Crowthorne, Berkshire	Earthwork	Unknown	An undated earthwork enclosure which was possibly used for the corralling of stock.	n/a	484681	165442
79	MRM17521	Transport and Road Research Laboratory, Crowthorne, Berkshire	Motor Vehicle Testing Track; Laboratory	Modern	The Transport and Road Research Laboratories (TRL) moved to the Crowthorne site in 1955. They comprised a vehicle testing track, a skid pan and associated trackside structures and laboratories for research into road transport.	n/a	484729	165429
80	MRM18230	Undated linear features and a pit - Land at Old Wokingham Road, Crowthorne, Berkshire	Gully; Pit	Unknown	Two gullies and a possible pit were recorded at land at Old Wokingham Road.	n/a	484100	165470
81	MRM18230	Undated linear features and a pit - Land at Old Wokingham Road, Crowthorne, Berkshire	Gully; Pit	Unknown	Two gullies and a possible pit were recorded at land at Old Wokingham Road.	n/a	484099	165468
82	MRM18299	Prehistoric burnt mounds at former Transport Research Laboratory (TRL) site, Crowthorne	Burnt Mound	Prehistoric	Three or possibly four burnt mounds were discovered during archaeological evaluation.	n/a	484940	165738

83	MRM18445	Middle Iron Age pit - South Wokingham Distributor Road, Spine Road and Western Gateway, Berkshire	Pit	Iron Age	A Middle Iron Age pit was revealed during archaeological investigations at this site.	n/a	482763	167799
84	MRM18540	Undated linear feature - Pudner Land, South of Waterloo Road, West of Old Wokingham Road, Wokingham, Berkshire	Linear Feature	Unknown	A single undated linear feature was revealed during an archaeological evaluation.	n/a	483249	167602
85	MRM18561	Easthampstead Park College - Easthampstead Park, Bracknell	Country House; Terrace; Wall; Steps; Path; Country House	Post-medieval to modern	Grade II listed Easthampstead Park College is a large 19th century country house in parkland, now a training college.	n/a	484448	167338
86	MRM18583	Post-medieval ditches - Eastern Gateway (WMHP), Waterloo Road, Wokingham	Boundary Ditch; Gully	Post-medieval	A post-medieval ditch and a gully were recorded during an archaeological excavation.	n/a	483167	168122
87	MRM18596	Undated ditch at Pineridge, Nine Mile Ride, Finchampstead	Boundary Ditch?	Unknown	An undated ditch was recorded during trial trenching at Nine Mile Ride, Finchampstead.	n/a	482051	165287

88	00355.00.000	Struck flint and a pottery sherd at Woodcray Manor Farm, Wokingham, Berkshire	Findspot	Palaeolithic to medieval	Fieldwalking at Woodcray Manor Farm, Wokingham revealed three struck flints and a sherd of Roman or Medieval pottery.	n/a	481154	166371
Berkshire HER Events data (1km study area)								
EV1	EBF43	TRL, Crowthorne, Berkshire	EVP	n/a	TRL, Crowthorne, Berkshire	n/a	484718	165593
EV2	ERM1514	The Transport Research Laboratory, Crowthorne, Berkshire	EVP	n/a	The Transport Research Laboratory, Crowthorne, Berkshire	n/a	484484	165065
EV3	ERM1715	Pineridge Farm, Nine Mile Ride, Wokingham, Berkshire	EVP	n/a	Pineridge Farm, Nine Mile Ride, Wokingham, Berkshire	n/a	482011	165153
EV4	ERM1763	The Hideout, Wokingham, Berkshire	EVP	n/a	The Hideout, Wokingham, Berkshire	n/a	484356	166225
EV5	ERM1834	The Transport Research Laboratory, Crowthorne, Berkshire	NVP	n/a	The Transport Research Laboratory, Crowthorne, Berkshire	n/a	484665	165394
EV6	ERM1835	The Transport Research Laboratory, Crowthorne, Berkshire: Historic Building Report	EVS	n/a	The Transport Research Laboratory, Crowthorne, Berkshire: Historic Building Report	n/a	484509	165069
EV7	ERM1934	Pineridge Farm, Nine Mile Ride, Wokingham	NVP	n/a	Pineridge Farm, Nine Mile Ride, Wokingham	n/a	482032	165228

EV8	ERM1975	The Transport Research Laboratory, Crowthorne, Berkshire	NVP	n/a	The Transport Research Laboratory, Crowthorne, Berkshire	n/a	484211	165604
EV9	ERM2086	South Wokingham Distribution Road Eastern Gateway - Historic Environment Desk Based Assessment	EVP	n/a	South Wokingham Distribution Road Eastern Gateway - Historic Environment Desk Based Assessment	n/a	483147	168055
EV10	ERM2251	Easthampstead Park Conference Centre, Bracknell - Archaeological Desk-Based Assessment	EVP	n/a	Easthampstead Park Conference Centre, Bracknell - Archaeological Desk-Based Assessment	n/a	484420	167340
EV11	ERM2348	SWDR Spine Road & Western Gateway. Historic Environment Desk-Based Assessment	EVP	n/a	SWDR Spine Road & Western Gateway. Historic Environment Desk-Based Assessment	n/a	481834	167715
EV12	ERM2519	Beaufort Park, Bracknell. Archaeology Desk-Based Assessment	EVP	n/a	Beaufort Park, Bracknell. Archaeology Desk-Based Assessment	n/a	484762	166045
EV13	ERM278	East Berkshire Archaeological Survey	EVS	n/a	East Berkshire Archaeological Survey	n/a	500361	172632
EV14	ERM788	Site of Luckley House	EVS	n/a	Site of Luckley House	n/a	481354	166905
EV15	EBF38	Transport Research Laboratory, Crowthorne, Berkshire	EVT	n/a	Transport Research Laboratory, Crowthorne, Berkshire	n/a	484717	165594

EV16	ERM1442	Buckhurst Farm, London Road, Wokingham	EVT	n/a	Buckhurst Farm, London Road, Wokingham	n/a	483060	168468
EV17	ERM1772	Montague School, Buckhurst Farm, London Road, Wokingham	EVT	n/a	Montague School, Buckhurst Farm, London Road, Wokingham	n/a	483197	168244
EV18	ERM1783	The Hideout, Bracknell, Berkshire	EVS	n/a	The Hideout, Bracknell, Berkshire	n/a	484410	166257
EV19	ERM1834	The Transport Research Laboratory, Crowthorne, Berkshire	NVP	n/a	The Transport Research Laboratory, Crowthorne, Berkshire	n/a	484891	165336
EV20	ERM1908	Land at Old Wokingham Road, Crowthorne, Berkshire	EVT	n/a	Land at Old Wokingham Road, Crowthorne, Berkshire	n/a	483896	165433
EV21	ERM1975	The Transport Research Laboratory, Crowthorne, Berkshire	NVP	n/a	The Transport Research Laboratory, Crowthorne, Berkshire	n/a	484633	165120
EV22	ERM2052	The Transport Research Laboratory, Crowthorne, Berkshire - Stages 3-4	EVT	n/a	The Transport Research Laboratory, Crowthorne, Berkshire - Stages 3-4	n/a	484521	165028
EV23	ERM2087	South Wokingham Distributor Road, Eastern Gateway, Wokingham	EVT	n/a	South Wokingham Distributor Road, Eastern Gateway, Wokingham	n/a	482975	168104
EV24	ERM2134	The Transport Research Laboratory, Crowthorne, Berkshire - Stages 3-4	EVT	n/a	The Transport Research Laboratory, Crowthorne, Berkshire - Stages 3-4	n/a	484397	164888

EV25	ERM2347	South Wokingham Distributor Road, Spine Road and Western Gateway, Berkshire. Archaeological Evaluation	EVT	n/a	South Wokingham Distributor Road, Spine Road and Western Gateway, Berkshire. Archaeological Evaluation	n/a	481003	167848
EV26	ERM2511	Land South of Wokingham - Archaeological Evaluation	EVT	n/a	Land South of Wokingham - Archaeological Evaluation	n/a	481925	167648
EV27	ERM2552	Pudner Land, South of Waterloo Road and West of Old Wokingham Road, South Wokingham, Berkshire	EVT	n/a	Pudner Land, South of Waterloo Road and West of Old Wokingham Road, South Wokingham, Berkshire	n/a	483438	167618
EV28	ERM2573	Easthampstead Park Conference Centre: Archaeological Watching Brief	EVT	n/a	Easthampstead Park Conference Centre: Archaeological Watching Brief	n/a	484466	167362
EV29	ERM2640	Eastern Gateway - Wokingham Major Highways Programme - Excavation and Watching Brief	EVT	n/a	Eastern Gateway - Wokingham Major Highways Programme - Excavation and Watching Brief	n/a	483019	168094
EV30	ERM2695	Pineridge, Nine Mile Ride, Finchampstead - Evaluation	EVT	n/a	Pineridge, Nine Mile Ride, Finchampstead - Evaluation	n/a	482051	165287
EV31	ERM278	East Berkshire Archaeological Survey	EVS	n/a	East Berkshire Archaeological Survey	n/a	483015	167691

EV32	ERM355	Buckhurst Farm, Wokingham, Berkshire	EVT	n/a	Buckhurst Farm, Wokingham, Berkshire	n/a	483059	168469
EV33	ERM388	The Barn House, Waterloo Road, Wokingham, Berkshire	NVP	n/a	The Barn House, Waterloo Road, Wokingham, Berkshire	n/a	483345	167634
EV34	ERM413	Peacock Farm, Bracknell	EVP	n/a	Peacock Farm, Bracknell	n/a	484610	168070
EV35	ERM527	Peacock Farm Bracknell Berkshire - Phases 2, 3, and 4	EVT	n/a	Peacock Farm Bracknell Berkshire - Phases 2, 3, and 4	n/a	484671	168018
EV36	ERM659	122 New Wokingham Road, Crowthorne, Wokingham, Berkshire	NVP	n/a	122 New Wokingham Road, Crowthorne, Wokingham, Berkshire	n/a	483299	164942
EV37	EWK109	Ravenswood Park Archaeological Survey	EVS	n/a	Ravenswood Park Archaeological Survey	n/a	482296	164906
EV38	EWK181	Woodcray Manor Farm	EVS	n/a	Woodcray Manor Farm	n/a	481132	166390
EV39	EWK194	Tudor House, Devils Highway, Crowthorne, Berkshire	NVP	n/a	Tudor House, Devils Highway, Crowthorne, Berkshire	n/a	482716	164206
EV40	EWK217	Land at Lane End, Devils Highway, Crowthorne, Berkshire	EVT	n/a	Land at Lane End, Devils Highway, Crowthorne, Berkshire	n/a	482712	164227
EV41	EWK7	Buckhurst Farm, Wokingham, Berkshire	EVP	n/a	Buckhurst Farm, Wokingham, Berkshire	n/a	483056	168461

Appendix 2: Berkshire Archaeology pre-application response

*231524 Heathlands Farm Honey Hill Wokingham RG40 3BG
Full application for the proposed installation of no. 1,762 Solar Photovoltaic Panels, each panel mounted on no. 4 concrete footings.*

Many thanks for Consulting Berkshire Archaeology re the above application. There are archaeological implications with this proposal, which is in an area of archaeological potential, although few investigations have taken place nearby, as yet, to evidence this. There is a crop mark, c.200m to the south of the proposal area, shown on aerial photographs of a possible ring-ditch. C.330m north east a Prehistoric site has been identified during field survey. Further aerial photographs show enclosure crop marks c.700m to east. These show that the area was subject to Prehistoric activity and has potential for further evidence to survive.

In the first instance, it is recommended that the applicants consultant prepare a pre-determination archaeological impact assessment of the site, to assess the current level of disturbance (such as from the polytunnels), and any potential for the site. It should establish the likely impacts of the development including, site access, compound, services and drainage, etc, as well as the solar panels themselves – which, although each panel has a small impact individually, over a whole field amounts to widespread disturbance.

Our recommendation of any need for archaeological mitigation could then be informed by this impact assessment.

It may be possible to identify areas to mitigate/exclude from mitigation, or to test the impact assessment results to see if assumptions of previous impact levels is correct – these could possibly be dealt with post-determination, dependent on what is discovered at the site. Berkshire Archaeology would be happy to discuss the details of the assessment with the planning officer and/or the applicants archaeological consultant.

Timescales should preferably allow for the impact assessment to be completed pre-determination and thus for any findings to inform designs at this early stage. And for our informed mitigation recommendation to be included within the decision notice.

Appendix 3: Technical specifications

File Note

Heathlands Farm PV, Honey Hill, Wokingham – Foundation detail

System Type:

Modular 2-In-Portrait Datasheet



Detail:

Panel configuration: 2-in-portrait

Panel min and max length: Minimum length: 1650 mm. Maximum length: 2470 mm

Purlin configuration: 4 purlins, position determined by panel dimensions and clamping zones

Panel clamp specifications: Panels fitted using aluminium top hat and end clamps, with sliding clamps to give mounting positions

System angle: 30°

System min and max heights: 30°, Minimum (clearance): 680 mm, Maximum (to top of rafter): 2694 mm

Farnham: 01252 267876
(Head and Registered Office)
Broadmeads House
Farnham Business Park
Weydon Lane, Farnham
Surrey, GU14 8QT
O'Keeffe Scarsion Limited
Company Registration No. 2579091

Bristol: 0117 332 6753
43 North View
Westbury Park
Bristol
BS4 7PY
Partners:
Julian Bohling
Paul Dofkin BA (Hons) Dip Arch RIBA

Solent: 01329 559400
The Studio
Gosport
Hampshire
PO12 4PT
Directors:
Roger Beach BA (Hons) Dip Arch RIBA
Patrick Graham BA Arch Dip Arch RIBA



Foundation types: C Pile

Material specification: S450 grade steel. Coating ZM310

Wind speed: Fundamental basic UK wind velocity within the UK up to 28m/s

Snow loads: 0.7 kN/m² max

Design codes: Designed in accordance with BS EN 1991-1-4:2005 + A1:2010. BS EN 1090 & BS EN 1991 Parts 1, 3 & 7 (Eurocodes)

Foundation:

A 'C Pile' system will be used, meaning a metal section pile driven into the ground to a depth of 1.5m



C-Pile System

Farnham: 01252 267876
(Head and Registered Office)
Broadmeads House
Farnham Business Park
Weydon Lane, Farnham
Surrey, GU14 6QT
O'Keeffe Scarsion Limited
Company Registration No. 2579091

Bristol: 0117 332 6753
43 North View
Westbury Park
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Partners:
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Solent: 01329 559400
The Studio
Gosport
Hampshire
PO12 4PT
Directors:
Roger Beach BA (Hons) Dip Arch RIBA
Patrick Graham BA (Hons) Dip Arch RIBA

osparchitecture.com

Appendix 4: Planning policy and guidance

Introduction

There is national legislation and guidance relating to the protection of, and Proposed Development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

Planning policy and guidance

This assessment has been written within the following legislative, planning policy and guidance context:

- National Heritage Act 1983 (amended 2002);
- Town and Country Planning Act (1990);
- Planning (Listed Buildings and Conservation Areas) Act (1990);
- National Planning Policy Framework (2023);
- Planning Practice Guidance, Historic Environment (last updated July 2019);
- Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment (Historic England 2015)
- Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2015);
- Conservation Principles: policies and guidance for the sustainable management of the historic environment (English Heritage 2008).

Planning (Listed Buildings and Conservation Areas) Act (1990)

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Listed Buildings Act) imposes a general duty in respect of Listed Buildings in the exercise of planning functions.

Subsection (1): “In considering whether to grant planning permission for development which affects a Listed Building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”.

National Planning Policy Framework (NPPF – Dec 2023)

16. Conserving and enhancing the historic environment

195. Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value⁷⁰. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations⁷¹.

196. Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;

c) the desirability of new development making a positive contribution to local character and distinctiveness; and

d) opportunities to draw on the contribution made by the historic environment to the character of a place.

197. When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.

198. Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:

a) assess the significance of heritage assets and the contribution they make to their environment; and

b) predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.

199. Local planning authorities should make information about the historic environment, gathered as part of policy-making or development management, publicly accessible.

Proposals affecting heritage assets

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

201. Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

202. Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

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

a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

204. In considering any applications to remove or alter a historic statue, plaque, memorial or monument (whether listed or not), local planning authorities should have regard to the importance of their retention in situ and, where appropriate, of explaining their historic and social context rather than removal.

Considering potential impacts

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

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

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional⁷².

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

- a) the nature of the heritage asset prevents all reasonable uses of the site; and
- b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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

209. 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.

210. Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

211. 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 accessible⁷³. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

212. Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

213. Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 207 or less than substantial harm under paragraph 208, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

214. Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Planning Policy Guidance (PPG)

Setting

On 'setting', the PPG sets out (para. 013 Reference ID: 18a-013-20190723) that "All heritage assets have a setting, irrespective of the form in which they survive and whether they are designated or not. The setting of a heritage asset and the asset's curtilage may not have the same extent".

It continues "The extent and importance of setting is often expressed by reference to the visual relationship between the asset and the proposed development and associated visual/physical considerations. Although views of or from an asset will play an important part in the assessment of impacts on setting, the way in which we experience an asset in its setting is also influenced by other environmental factors such as noise, dust, smell and vibration from other land uses in the vicinity, and by our understanding of the historic relationship between places. For example, buildings that are in close proximity but are not visible from each other may have a historic or aesthetic connection that amplifies the experience of the significance of each. The contribution that setting makes to the significance of the heritage asset does not depend on there being public rights of way or an ability to otherwise access or experience that setting. The contribution may vary over time".

Harm

The PPG sets out further information on the degrees of harm which might result from development affecting a heritage asset (para. 018 Reference ID: 18a-018-20190723). It states "Where potential harm to designated heritage assets is identified, it needs to be categorised as either less than substantial harm or substantial harm (which includes total loss) in order to identify which policies in the National Planning Policy Framework (paragraphs 194-196) apply. Within each category of harm (which category applies should be explicitly identified), the extent of the harm may vary and should be clearly articulated".

It continues "Whether a proposal causes substantial harm will be a judgment for the decision-maker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For

example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting. While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later additions to historic buildings where those additions are inappropriate and harm the buildings' significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm, depending on the nature of their impact on the asset and its setting".

A further section addresses the concept of harm in a Conservation Area situation (para. 019 Reference ID: 18a-019-20190723). It states that "Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces".

Public benefit

An important aspect of the assessment of harm is the identification of public benefit to a proposal which would offset the harm identified. The PPG states (Para 020 Reference ID: 18a-020-20190723) "Public benefits may follow from many developments and could be anything that delivers economic, social or environmental objectives as described in the National Planning Policy Framework (paragraph 8). Public benefits should flow from the proposed development. They should be of a nature or scale to be of benefit to the public at large and not just be a private benefit. However, benefits do not always have to be visible or accessible to the public in order to be genuine public benefits, for example, works to a listed private dwelling which secure its future as a designated heritage asset could be a public benefit".

Examples of heritage benefits may include:

- sustaining or enhancing the significance of a heritage asset and the contribution of its setting;
- reducing or removing risks to a heritage asset; or
- securing the optimum viable use of a heritage asset in support of its long-term conservation.
- Local planning policy: South Gloucestershire Local Plan Core Strategy (Adopted December 2013)

Local planning policy: Wokingham Borough Local Development Framework – Adopted Core Strategy Development Plan Document January 2010

Policy 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.

Guidance

This assessment has been carried out with reference to guidance documents produced by Historic England since 2008, and, where appropriate, in accordance with the Chartered Institute for Archaeologists' Standards and Guidance for Historic Environment Desk-Based Assessment (CIfA 2014), as set out below.

Historic Environment Good Practice Advice in Planning: Note 2 - Managing Significance in Decision-taking in the Historic Environment

The GPA note advises a 6-stage approach to the identification of the significance of a heritage asset and the potential effects on its significance resulting from any development.

The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. A variety of terms are used in designation criteria (for example outstanding universal value for world heritage sites, national importance for Scheduled Monuments and special interest for Listed Buildings and Conservation Areas), but all of these refer to a heritage asset's significance.

The list of Steps is set out below, however the GPA does add "...it is good practice to check individual stages of this list, but they may not be appropriate in all cases and the level of detail applied should be proportionate. For example, where significance and/or impact are relatively low, as will be the case in many applications, only a few paragraphs of information might be needed, but if significance and impact are high then much more information may be necessary".

The recommended Steps are as follows:

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 and the need for change; and
6. Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

Regarding the application process, the GPA offers the following advice: "Understanding the nature of the significance is important to understanding the need for and best means of conservation. For example, a modern building of high architectural interest will have quite different sensitivities from an archaeological site where the interest arises from the possibility of gaining new understanding of the past.

Understanding the extent of that significance is also important because this can, among other things, lead to a better understanding of how adaptable the asset may be and therefore improve viability and the prospects for long term conservation.

Understanding the level of significance is important as it provides the essential guide to how the policies should be applied. This is intrinsic to decision-taking where there is unavoidable conflict with other planning objectives".

Regarding the assessment of the significance of a heritage asset, the GPA also states that the "...reason why society places a value on heritage assets beyond their mere utility has been explored at a more philosophical level by English Heritage in Conservation Principles (2008). Conservation Principles identifies four types of heritage value that an asset may hold: aesthetic, communal, historic and

evidential value. This is simply another way of analysing its significance. Heritage values can help in deciding the most efficient and effective way of managing the heritage asset to sustain its overall value to society”.

For the purposes of this assessment and in line with Conservation Principles, the assessment of significance will include an assessment of a heritage asset’s communal value.

Chartered Institute for Archaeologists: Standard and guidance for historic environment desk-based assessment (published December 2014; updated January 2017; updated October 2020)

This heritage statement has also been completed in line with guidance issued by the Chartered Institute for Archaeologists (CIfA). Armour Heritage is enrolled with the CIfA as a corporate entity and is recognised as a CIfA Registered Organisation.

This document has been completed in line with the CIfA Standard, as set out in the aforementioned document, which states: “Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of CIfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact”.



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Registered Address: Greystone Cottage, Trudoxhill, Frome, Somerset BA11 5DP.
Tel. 01373 836796. Company No. 8323140. VAT Reg. No. 151 9145 19.