

BERKSHIRE ARCHAEOLOGY

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26th November 2025

Planning CONSULTATION RESPONSE – Application 252782 Former Prince Bros / Grove Service Station Old Bath Road Charvil RG10 9QJ

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 as noted in the previous application for this site (250959). The site lies close to the river Loddon which is thought to have been a focus for Prehistoric activity. The wider area evidences extensive Prehistoric activity, with Palaeolithic flints, Mesolithic finds, Neolithic settlement and Bronze Age finds found at East Park Farm c.400m to the southwest, and suggesting a Bronze Age settlement may be somewhere in the vicinity. Early Neolithic activity has been found through evaluation c.390m to the northeast at Bridge Farm, whilst flint scatters have been found during field survey c.700m to northwest, close to possible Prehistoric cropmarks indicative of occupation activity.

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:

The Development shall take place in accordance with the programme of archaeological work set out within the Written Scheme of Investigation (WSI) submitted with the application to, and approved by, the local planning authority

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 approved WSI 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 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.

Berkshire Archaeology

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

The proposed development will include both drainage attenuation and the installation of a sewerage treatment system, along with new hardstanding, all of which have the potential to impact any archaeology, should it be present.

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, **controlled archaeological monitoring and recording in the form of a *Watching Brief*** is likely to represent an appropriate programme of works.

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

Linden Ellicott
Archaeology Officer