



Kingfisher Grove, Wokingham

Archaeological Desk-Based Assessment



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Front cover Detail from the 1806 Ordnance Survey of Odiham, showing Three Mile Cross (reproduced under Open Government License via Wikimedia Commons)



Summary

Wessex Archaeology was commissioned by Sovereign Network Group to prepare an Archaeological Desk-Based Assessment of land west of Kingfisher Grove, Three Mile Cross Wokingham, centred on NGR 470937, 167275 (SU 70937 67275). This study is intended to inform a reserved matters planning application for a proposed residential development within the site.

The aims of this study were to assess the known and potential archaeological resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource.

The effect of the development proposals on the archaeological resource will be a material consideration in the determination of the planning application. This study has identified no overriding heritage constraints which are likely to prohibit development.

This assessment has established that there is an archaeological interest within the site. River Terrace Deposits have been mapped in close proximity to the Site. These deposits have an intrinsic geoarchaeological and Palaeolithic archaeological interest and could extend to within the Site boundary. An assessment of the archaeological record within a 1 km study area surrounding the Site has also identified a high general background potential for archaeological remains dating between the Middle Iron Age and Early Romano-British period to be present within the Site.

The implementation of the proposed development has a potential to disturb or truncate any such geoarchaeological or archaeological remains present within the Site. This could result in a partial or total loss of their significance. As the Site has not been the subject of previous archaeological investigations, the exact nature, extent and significance of any such remains cannot be accurately assessed. Consequently, additional archaeological investigations may be required by the archaeological advisor to Wokingham Borough Council.

Finally, this assessment has also identified the likely presence of archaeological remains associated with several specific post-medieval to modern features within the Site. These consist of features associated with Woodcock Lane, at the northern edge of the Site, drainage ditches associated with the existing east/west field boundary, an additional former north/south boundary in the south-east corner of the Site and a former pond along the existing east/west boundary. These features are considered to have minimal archaeological interest and other than possible remains associated with Woodcock Lane, are not expected to be at risk of disturbance by the implementation of the proposed development.

The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities.

Acknowledgements

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Kingfisher Grove Wokingham

Archaeological Desk-Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Sovereign Network Group (the client), to prepare an Archaeological Desk-Based Assessment of land at Kingfisher Grove, Three Mile Cross, Wokingham (hereafter 'the Site', **Fig. 1**), centred on NGR 470937, 167275 (SU 70937 67275).

1.1.2 An outline planning application for 'the proposed erection of 49 dwelling, including 22 units of affordable housing, with new publicly accessible open space and access (Access to be considered)' was submitted to Wokingham Borough Council on 24th April 2020. This was subsequently accepted with conditions, via an appeal, on 31st January 2023 under application reference 201002.

1.1.3 This included Condition 12, which deals with the historic environment:

No development shall take place until the applicant or their agents or successors in title have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

1.1.4 This study is intended to inform the response to Condition 12 as part of the submission of a reserved matters application.

1.2 The Site

1.2.1 The Site consist of an irregular parcel of land approximately 5.8 ha in size, 6 km south of central Reading and 600 m east of Foundry Brook, a tributary of the River Kennet. It covers an area of former farmland at the southern edge of the village of Three Mile Cross, Wokingham, adjoining a modern residential estate.

1.2.2 In addition to the Site entrance from the corner of Grazeley Road and Kingfisher Grove, at the northern end of the Site (**Photo 1**), it consists of three different areas. At the northern end is a small modern yard, consisting of an area of hard standing and a single storage building (**Photo 2**) with an eroded earth bund to the rear (south-east) (**Photo 3**). The centre of the Site consists of a former arable field, located on the western edge of a spur of high ground (**Photo 4**). A tree-lined drainage ditch separates this from a smaller former arable field at the southern end of the Site (**Photo 5**).

1.2.3 The spur of high ground runs roughly north-east/south-west through the Study Area and divides the valleys of the River Loddon, to the south-east, and Foundry Brook, to the north-west. The eastern edge of the Site, towards the upper edge of the spur, lies at approximately 60 m aOD (above Ordnance Datum), dropping down to a low of 47 m aOD in the Site's north-western corner.



- 1.2.4 The British Geological Society maps deposits of London Clay Formation across the Site, consisting of clay, sand and silt (BGS 2024). The BGS also maps River Terrace 5 deposits c. 20 m east of the Site and River Terrace Deposits 2 c. 140 m west of the Site. Several boreholes recorded by the BGS around the northern edge of the Site do not include any indication of River Terrace Deposits being present in this area (BGS 2023). However, as the mapping of these deposits by the BGS is approximate, and as ground investigation works have not been undertaken within the Site boundary, it is possible that they also extend to within the Site.

1.3 Development proposals

- 1.3.1 Finalised development proposals were unavailable at the time of writing. However, the draft designs made available by the client indicate that the development proposals for the reserved matters application include the demolition of the storage building at the northern end of the Site and the construction of low-rise residential housing across the larger field, forming the central part of the Site in **Section 1.2**, excluding the higher ground along the Site's eastern edge.
- 1.3.2 The designs also include the construction of a public amenity walk across the western edge of the Site and a play area towards the south-eastern end of the proposed residential area. Further to this, the proposals include the construction of swales and other drainage and utility infrastructure, the construction of estate roads and landscaping works. The proposals do not include any works within the southern field.

1.4 Scope of document

- 1.4.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the historic environment resource within the Site and its environs, and to provide an initial assessment of the potential impact of development on the heritage assets that embody that significance.

- 1.4.2 The Historic Environment, as defined in the *National Planning Policy Framework* (NPPF, DLUHC 2023): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

- 1.4.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

1.5 Aims

- 1.5.1 The specific aims of this assessment are to:
- outline the known and potential heritage assets within the Site based on a review of existing information within a defined study area;
 - assess the significance of known and potential heritage assets through weighted consideration of their valued components;



- assess the potential impact of development or other land changes on the significance of the heritage assets; and
- make recommendations for strategies to mitigate potential adverse impacts arising from the proposed development.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 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.

2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

2.2 Designated heritage assets

2.2.1 A designated heritage assets is defined in NPPF Annex 2 as:

'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'

2.2.2 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990;*
- *Ancient Monuments and Archaeological Areas Act 1979; and*
- *Protection of Wrecks Act 1973*

2.2.3 The *Historic Buildings and Ancient Monuments Act 1953* makes provision for the compilation of a register of gardens and other land (parks and gardens, and battlefields).

2.2.4 The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV); 'cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity'. The United Kingdom is a signatory of the *UNESCO Convention Concerning the Protection of the World Cultural and National Heritage 1972*. England protects its World Heritage Sites and their settings, through the statutory designation process and through the planning system.

2.2.5 Further information regarding heritage designations is provided in **Appendix 2**.



2.3 National Planning Policy Framework

- 2.3.1 The *National Planning Policy Framework* (NPPF) was published in December 2023 and sets out the government's planning policies for England and how these are expected to be applied.
- 2.3.2 Section 16 of the NPPF, entitled *Conserving and enhancing the historic environment*, sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.
- 2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 2.3.4 To summarise, government guidance provides a framework which:
- recognises that heritage assets are an irreplaceable resource;
 - requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;
 - takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;
 - places weight on the conservation of designated heritage assets, in line with their significance; and
 - requires 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 impact, and to make this evidence (and any archive generated) publicly accessible.
- 2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**.
- 2.3.6 Further additional guidance intended to accompany the NPPF is provided in the Planning Practice Guidance (PPG) web-based resource¹.

2.4 Local planning policy and guidance

- 2.4.1 The Site is situated within the administrative boundaries of Wokingham Borough Council, which adopted the *Wokingham Borough Development Plan* in February 2014, which, along with the *Wokingham Borough Council Local Development Framework* (adopted January 2010), lays out local planning policy. Policies from the *Wokingham Borough Development Plan* which deal with development and the historic environment have been reproduced in **Appendix 2**.

¹ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

- 2.4.2 Wokingham Borough Council is also in the process of updating its local plan. This emerging local plan will be given weight in the planning process.
- 2.4.3 The council has also adopted a series of supplementary planning documents, however, none deal specifically with development and the historic environment or with development within or surrounding Three Mile Cross.

3 METHODOLOGY

3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2014, revised 2020).

3.2 Study Area

- 3.2.1 A Study Area was established within a 1 km radius of the Site boundary, which was considered an adequate distance to assess the general background archaeological potential of the Site, due to the quantity of previous investigations undertaken within this area. The recorded historic environment resource within the Study Area was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site.

3.3 Sources

- 3.3.1 Several publicly accessible sources of primary and synthesised information were consulted. These comprised:
- the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets;
 - the Berkshire Archaeology Historic Environment Record (BAHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county;
 - relevant national, regional and thematic Research Frameworks (e.g., Hey and Hind 2014);
 - national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index;
 - historic manuscripts, surveyed maps, and Ordnance Survey maps made available through various online services; and
 - relevant primary and secondary sources held in Wessex Archaeology's own library and available through the Archaeological Data Service. Both published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site were studied.
- 3.3.2 Sources consulted during the preparation of this assessment are listed in the references section of the report.

3.4 Site visit

- 3.4.1 The Site was visited on 19 April 2024. Weather conditions were dry and clear. A fieldwork record comprising digital photography is held in the project archive.
- 3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.

3.5 Significance

- 3.5.1 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.'

- 3.5.2 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

- 3.5.3 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

3.6 Assumptions and limitations

- 3.6.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.
- 3.6.2 The records held by the BAHAR are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude

the subsequent discovery of further elements of the historic environment that are, at present, unknown.

3.7 Copyright

- 3.7.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the *Copyright, Designs and Patents Act 1988* with regard to multiple copying and electronic dissemination of the report.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a summary of the recorded historic environment within the Study Area, compiled from the sources summarised above and detailed in the references section of this report. The aim is to identify the known and potential components of the historic environment (heritage assets) that could be affected by the proposed development.

4.2 Designated heritage assets

- 4.2.1 There are no designated heritage assets located within or in close proximity to the Site. However, there are total of 15 designated heritage assets located elsewhere within the 1 km Study Area, consisting entirely of Grade II Listed Buildings (**Fig. 1**). These are all located within the villages of Grazeley, Three Mile Cross and Spencers Wood and include houses, cottages, milestones, public houses a church and a library dating from the 16th century onwards. These assets do not have any direct impact on the archaeological potential of the Site, other than in demonstrating that these three villages have formed the main areas of settlement within the Study Area from the post-medieval period onwards.

4.3 Previous studies

- 4.3.1 The BAHER and National Record of the Historic Environment Excavaton Index do not record any previous archaeological investigations having been undertaken within the Site. However, the BAHER does record a total of 63 previous investigations having been undertaken within the 1 km Study Area. These consist of:
- 12 desk-based assessments, 4 aerial photography assessments, 1 historic building survey, 1 programme of test pitting, 1 casual observation, 10 geophysical surveys, 10 watching briefs, 20 evaluations and 4 excavations.
- 4.3.2 These investigations are relatively well distributed across the Study Area, though with notable gaps near the north-western edge of the Study Area and along a narrow strip running southwards from the Site. However, intrusive investigations have been undertaken across the main topographical areas within the Study Area, namely on the higher ground to the east and into the river valley in the west. Overall, these allow for relative confidence in an assessment of the general background archaeological potential of the Site.
- 4.3.3 Where relevant, the results of these investigations are discussed in further detail in **Section 4.5**. Intrusive and geophysical archaeological investigations previously undertaken within the Study Area have been reproduced in **Figures 2a-c**.

4.4 Archaeological and historical context

4.4.1 The following section summarises the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets within the Study Area, in conjunction with the geology and topography of the area.

4.4.2 Records obtained from the NHLE, BAHER and other sources are listed in **Appendix 3** and illustrated in **Figures 1–3**.

Palaeolithic and Mesolithic (970,000–4,000 BC)

4.4.3 Recorded archaeological remains predating the Neolithic within the Study Area are limited to a single findspot of a potentially Mesolithic tranchet axe (BAHER MWK8575) 655 m south-east of the Site. Despite the paucity of recorded remains, the River Terrace Deposits recorded to the east and west of the Site have an intrinsic geoarchaeological and Palaeolithic archaeological potential.

4.4.4 These deposits have the potential to yield information relevant to developing our understanding of the Holocene environment in addition to a potential to contain reworked Palaeolithic artefacts (namely lithics). As noted in **Section 1.2**, although these deposits have not been mapped within the Site, there is still a potential that they could extend to within the Site boundary. Where both the River Terrace 2 and 5 Deposits have previously been encountered during archaeological investigations within the Study Area, they have lain immediately below topsoil and subsoil layers (generally between 0.2-0.4 m bgl; i.e. BAHER EWK93, ERM1054, EWK121).

Neolithic and Bronze Age (4,000 –700 BC)

4.4.5 Securely datable archaeological evidence of Neolithic and Bronze Age activity within the Study Area is limited to a single lithic findspot 650 m east of the Site (BAHER MWK8574) and nine unstratified pottery sherds recovered from an area running 160-750 m north-east of the Site. However, a further 212 unstratified sherds from the latter area have also been tentatively dated to the Bronze Age.

4.4.6 In addition to these remains, there are a large number of additional undated archaeological features (and potential archaeological features) present within the Study Area which could indicate more extensive activity during these periods. These include features identified through aerial photography (i.e. BAHER MWK15675, MWK15690), geophysical survey (i.e. BAHER MRM18164, MRM18187) and excavation (i.e. BAHER MRM16359, MRM18548) which could potentially represent further evidence of Neolithic or Bronze Age activity. However, as discussed below, the increase in archaeological remains datable to the Iron Age and Romano-British periods means that these undated features are more likely to post-date the Bronze Age.

Iron Age and Romano-British (700 BC - AD 410)

4.4.7 The earliest securely datable archaeological features within the Study Area date to the Iron Age. These all appear to relate to domestic and agricultural activity and to represent the remains of four areas of rural settlement spanning the Middle Iron Age to Early Romano-British period.

4.4.8 The first, located 250 m north-east of the Site (BAHER MWK15715), consisted of evidence for two Middle Iron Age enclosures, formed by multiple concentric rings of gullies, each c. 20 m across. The interiors contained evidence of domestic occupation, but also for iron

working and a collection of fired clay objects, including loom weights. The huge quantities of pottery recovered from the enclosures were broadly contemporary, but multiple radio-carbon dates indicated that occupation likely moved from the southern to the northern enclosure around 400 BC.

- 4.4.9 The other three Iron Age sites are more common in form and function, consisting of evidence for both unenclosed (BAHER MRM16150) and enclosed (BAHER MRM15934, MWK15603) Late Iron Age farmsteads. Environmental sampling from these sites lacked evidence suggesting substantial cereal production, indicating that they were focused on livestock rearing, with the relatively shallow linear features present at each site presumably representing the remains of livestock enclosures. Each of these three sites spanned the Late Iron Age and Early Romano-British period, though in one case, Early Romano-British occupation was located within a separate, overlapping enclosure (BAHER MK15603, MWK15608).
- 4.4.10 These farmsteads and enclosures are located no closer than 250 m to the Site and there is no indication that any directly associated archaeological features may extend to within the Site. However, they demonstrate that local landscape contains a relatively dense concentration of archaeological evidence for domestic and agricultural activity during these periods. It is also important to note that these farmsteads and enclosures do not show any particular bias for topographic or geological zones within the Study Area. They are located across areas of both London Clay and River Terrace Deposits and across both the high ground to the east and the river valley to the west.
- 4.4.11 Although the BAHER records evidence for Iron Age occupation to the immediate north of the Site (BAHER MWK15616), this record is indicative of the wider area. It refers to a Wessex Archaeology desk-based assessment which drew on cropmark evidence derived from aerial photography sources for the wider region (Wessex Archaeology 2000). The cropmarks to which this record refers are more accurately represented by the undated BAHER records around the northern and western sides of the Study Area (i.e. BAHER MWK15675, MWK15690).
- 4.4.12 As mentioned above, these cropmarks have been supplemented by possible archaeological features identified through geophysical survey (i.e. BAHER MRM18164, MRM18187) and undated excavated pits and ditches (i.e. BAHER MRM16359, MRM18548). Whilst these features cannot be confidently attached to any specific period, they are reasonably likely to date to between the Middle Iron Age and Early Romano-British periods, based on the proportion of archaeological remains within the Study Area dating from these periods. These features likely represent the remains of the agricultural holdings extending around the domestic occupation sites discussed above.
- 4.4.13 The routes of two Roman roads have been suggested to run through the Study Area, 536 m west (BAHER MRM16297) and 267 m east (BAHER MWK4813) of the Site. These have been postulated on the basis of placename evidence and the alignment of 19th century field boundaries and trackways, with no corresponding archaeological remains having been identified. If one or more Roman road did pass through the Study Area, or close to it, this would help to explain the increase in archaeological remains datable to the Late Iron Age and Early Romano-British periods. Both roads would ultimately connect the area to the Late Iron Age oppidum and Roman town of Silchester (*Calleva Atrebatum*), 7.8 km south-west of the Site. This may have put the Site within Silchester's agricultural hinterland and encouraged the production of an agricultural surplus.

- 4.4.14 Evidence for Late Romano-British occupation (3rd and 4th centuries) is limited to a single ditch terminus at the enclosure 300 m north of the Site (BAHER MRM16358), dated through two sherds of pottery. This substantial drop in the quantity of datable archaeological remains, from the Early to the Late Romano-British periods, may indicate either an absence of settlement in the area surrounding the Site or a move towards less archaeologically visible settlement and agricultural practices. Either way, there is a lower potential for Late Romano-British archaeological remains to be present within the Site.

Anglo-Saxon (AD 410–1066)

- 4.4.15 Whilst archaeological evidence of Early and Middle Anglo-Saxon activity within the Study Area is absent, an excavated feature located 255 m north-east of the Site provided a Late Anglo-Saxon carbon date (BAHER MRM16599). This consisted of a long, but shallow oval pit-like feature, containing fills alternating between large quantities of charcoal and fire-reddened clay. The exact nature of the feature is uncertain, though it has been suggested that it represents the remains of a hearth and that some of the undated features excavated in the area immediately surrounding it (excavation recorded under BAHER ERM1287, but with no specific records for the undated features) could be evidence of additional elements of a contemporary farmstead.
- 4.4.16 The area south-west of Reading includes a number of estates recorded in the Domesday survey with Anglo-Saxon origins, including Wokefield, Hartley, Shinfield and Swallowfield (OpenDomesday 2024). These include mixed holdings of arable land, in addition to meadow and woodland, with pasture largely unrecorded. Whilst none of these estate centres are expected to lie within, or in close proximity to the Site, they demonstrate that there is some general background potential for archaeological remains of agricultural activity and associated domestic activity to be present within the Site.

Medieval (AD 1066–1500)

- 4.4.17 Archaeological remains of medieval agricultural features (namely field boundaries, and trackways) have been excavated across the Study Area, in particular concentrated along MereOak Lane (BAHER MWK15610, MRM17652), west of the Site, and around Three Mile Cross (BAHER MRM15899, MRM18402), north-east of the Site. In particular, the results of environmental sampling from features excavated within Three Mile Cross, 850 m north-east of the Site (BAHER MRM18402) indicate that a domestic site may have lain close by.
- 4.4.18 There is no indication that any of the parish's medieval manors were located within or in close proximity to the Site or within Three Mile Cross, with the closest likely located at Diddenham, c. 1 km south-west of the Site (British History Online – Parishes: Shinfield 2024; BAHER MRM16295; **Fig. 4**). Excavated medieval archaeological remains within the Study Area likely relate to dispersed rural settlement, although the route of MereOak Lane and a predecessor to the village at Three Mile Cross may have acted as foci of activity. Whilst the Site is not located in the immediate vicinity of either of these foci, there is still a general background potential for evidence of dispersed rural settlement to be present within the Site.

Post-medieval to modern (AD 1500–present)

- 4.4.19 Numerous examples of excavated post-medieval archaeological features demonstrate the presence of dispersed rural settlement across the Study Area throughout the period (**Fig. 3b**). In particular, there appears to have been a move to dig drainage ditches across the lower-lying western part of the Study Area, in part to increase the area of viable arable land (BAHER MWK15681). However, there is also a slight concentration of evidence for settlement along Basingstoke Road, to the east of the Site (i.e. BAHER MRM17641,

MRM16600, MRM16586), which became a turnpike during the post-medieval period (BAHER MWK6178).

- 4.4.20 Very few maps depict the area of the Site in any detail prior to the 19th century. However, John Rocque's 1761 map of Berkshire (not reproduced) depicts the area of the Site as covering parts of several hedged fields, attached to farmsteads on the higher ground to the east, again along Basingstoke Road. This also shows Woodcock Lane, a former road/trackway running through the north-western part of the Site and along its western boundary.
- 4.4.21 The 1806 Ordnance Survey (OS) drawing of Odiham (not reproduced) and the 1838 Shinfield tithe map (not reproduced) depict the area of the Site in the same way. The Site is shown to lie across three fields, with one boundary following the existing east/west boundary and an additional north/south boundary separating off the south-eastern corner of the Site. A possible cropmark representing the route of this former field boundary is visible in aerial photography available through Google Earth, dating to 2004, and may correspond to associated buried archaeological remains. All three fields are recorded in the tithe apportionment data as under arable cultivation in 1838.
- 4.4.22 Whilst mapping indicates that the northern part of the Site remained under cultivation into the 21st century, the 1887 OS map shows that the southern end of the Site was taken into an adjoining country estate (**Fig. 4**). The Stanbury estate was established in the later 19th century, with the southern end of the Site falling within the adjoining parkland. The OS mapping shows that all but the mature trees were removed from the earlier north/south boundary. It also depicts a small pond in the centre of the east/west boundary, which may have predated the establishment of the estate. Although since filled in, a noticeable depression could still be seen in this approximate area during the Site visit (**Photo 6**).
- 4.4.23 Other than the removal of the surviving trees from the earlier north/south boundary and the eventual reversion of the southern part of the Site to arable cultivation, subsequent OS mapping shows continuity across the majority of the Site.
- 4.4.24 However, two areas of the Site were subject to substantial change. Firstly, the establishment of the A33 in 1978 meant that Woodcock Lane fell out of use as a major road, though it has been preserved as a byway (byway no. SHIN25). Secondly, the storage building, yard and access track at the northern end of the Site was developed at some point between 1994 and 1999, likely including topsoil and subsoil stripping and the laying of made ground. The storage building and yard are not considered to have any significance as heritage assets.

4.5 Historic Landscape Character

- 4.5.1 The HLC of the majority of the Site is recorded by the BAHER as reorganised fields. This represents fields derived from piecemeal enclosure through the 19th and 20th centuries. The type is relatively common and has limited heritage significance. The legibility of this HLC type is mainly derived from the layout of the remaining field boundaries and continued use as agricultural land.
- 4.5.2 The HLC of the northern end of the Site, surrounding the modern storage building and yard, is recorded by the BAHER as terraced housing. This primarily refers to the character of the adjoining residential estate, rather than the modern agricultural character of this area. However, neither are considered to have any heritage significance.

4.6 Assessment of archaeological survival and previous impacts

- 4.6.1 For the majority of the Site, the only identifiable impact on the potential for the survival of archaeological remains comes from arable cultivation. This will have caused shallow but widespread disturbance of any archaeological remains present at shallow depths, however, any archaeological features cut into the underlying geological substrate would likely still survive below this level.
- 4.6.2 However, the development of the modern storage building, yard and access track at the northern end of the Site may have caused more substantial disturbance. The earth bund to the rear of the storage building (**Photo 3**) indicates that construction included topsoil stripping and the deposition of made ground, in addition to the excavation of foundation trenches for the building. The depth of the stripping is not clear and may have cut into the underlying geological substrate, potentially disturbing or truncating any archaeological remains present within the footprint of these works.

4.7 Summary of known and potential historic environment resource

- 4.7.1 As the Site has not been subject to previous archaeological investigation, the exact nature and extent of the archaeological resource within the Site cannot be accurately assessed. However, the relatively extensive investigations undertaken within the Study Area allow for a reasonable approximation of the Site's background archaeological potential.
- 4.7.2 On this basis, there is a relatively low potential for archaeological remains predating the Middle Iron Age to be present within the Site. However, it should be noted that there is a potential that the River Terrace Deposits mapped in close proximity to the Site could also be present within the Site boundary. Any such deposits would have an intrinsic geoarchaeological and Palaeolithic archaeological potential.
- 4.7.3 Based on the density of archaeological remains present within investigations previously undertaken within the Study Area, there is a high potential for archaeological remains dating between the Middle Iron Age and Early Romano-British period to be present within the Site. Any such remains would likely consist of domestic and/or agricultural features related to dispersed rural settlement and be of lower significance.
- 4.7.4 Archaeological evidence of settlement dating between the Late Romano-British and medieval periods within the Study Area is much more limited. However, there is still a general background potential for such remains, in particular relating to medieval field boundaries, to be present within the Site.
- 4.7.5 There is a high potential for archaeological remains dating between the post-medieval and modern periods to be present within the Site. This includes buried archaeological remains associated with the surviving east/west field boundary running through the Site, including both an associated drainage ditch and a former pond. Additionally, archaeological remains (likely buried remains of an additional drainage ditch) may be present along the former north/south field boundary running through the south-east corner of the Site. Finally, buried remains of Woodcock Lane may be present at the northern edge of the Site, beneath the modern access track. The construction of the modern track will likely have resulted in some truncation of any such remains, however, there is still a potential for some associated remains to be present (in particular the remains of drainage ditches) at deeper levels.
- 4.7.6 Any archaeological remains present within the Site would derive their significance from their archaeological interest, because of their potential to provide information relevant to developing evidence of past human activity. As the exact nature and extent of the



archaeological resource within the Site is not known, the degree of archaeological interest and significance of any archaeological remains present within the Site cannot currently be assessed. However, it can be expected with relevant confidence that any of the post-medieval to modern archaeological remains discussed above (field boundaries, the pond and remains associated with Woodcock Lane) would have minimal archaeological interest. This is because these features can already be mapped and because post-medieval to modern agricultural practices within the region are already well understood.

5 POTENTIAL DEVELOPMENT EFFECTS

5.1 Introduction

5.1.1 This section provides an initial assessment of the potential effects of the proposed development in relation the historic environment resource.

5.2 Statement of potential impact

Archaeological remains

5.2.1 The construction of the proposed development is anticipated to entail the following sources of ground disturbance and excavations:

- preliminary site investigation works;
- setting up a secure construction compound within the Site;
- plant movement;
- topsoil stripping;
- piling and/or excavation of new foundation trenches;
- installation of services, drainage and other infrastructure;
- establishment of new car parking areas, estate roads and access points;
- hard landscaping works (levelling, remodelling); and
- soft landscaping and environmental enhancement works, including planting.

5.2.2 The aforementioned works have the potential to result in the damage to or loss of any buried archaeological features which may be present within their footprint. This could in turn result in a total or partial loss of significance of these heritage assets.

5.2.3 Any adverse impact to buried archaeological features would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation.

5.2.4 Based on the client plans available at the time of writing, ground disturbance as a result of the proposed development is not expected to occur across the eastern part of the northern field or across any part of the southern field. This means that any archaeological remains in these areas (namely remains of the former north-south field boundary and the former pond) are not at risk of disturbance. However, the wider archaeological potential of the Site outlined above is not restricted to any specific area within it and all intrusive works still have the potential to impact on archaeological remains.



6 CONCLUSIONS

6.1 General

- 6.1.1 The effect of the development proposals on the known and potential heritage resource will be a material consideration in determination of the planning application. This study has identified no overriding archaeological constraints which are likely to prohibit development.
- 6.1.2 This assessment has established that there is an archaeological interest within the Site. In particular, this assessment has identified a relatively high potential for archaeological remains dating between the Middle Iron Age to the Early Romano-British period and between the post-medieval and modern period to be present within the Site. Specifically, this includes the likely presence of archaeological remains associated with post-medieval or 19th century former north/south field boundary in the south-east corner of the Site, a former pond along the exiting east/west field boundary and features associated with Woodcock Lane, beneath the access track at the northern tip of the Site. It should also be noted that River Terrace Deposits are mapped in close proximity to the Site. These deposits have an intrinsic geoarchaeological and Palaeolithic archaeological interest and there is a potential that such deposits extend to within the Site.
- 6.1.3 As the Site has not been the subject of previous archaeological investigations, the degree of significance of any archaeological remains present within the Site cannot be accurately assessed. However, any remains associated with the post-medieval to modern field boundaries, lane and pond already identified through historic mapping would have minimal archaeological interest.
- 6.1.4 Levels of disturbance across the majority of the Site are expected to be relatively low and restricted to disturbance as a result of arable cultivation. However, there is a reasonable chance that disturbance may have been more extensive around the modern storage building, yard and access track at the northern end of the Site.
- 6.1.5 Any adverse impact to buried archaeological features as a result of the implementation of the development proposals would be permanent and irreversible in nature. This potential adverse effect could be reduced through the implementation of an appropriate scheme of archaeological mitigation, in accordance with national and local planning policy.

6.2 Recommendations

River Terrace Deposits

- 6.2.1 In order to better understand if there is any potential for River Terrace Deposits to be present within the Site, it is recommended that the results of any ground investigation works are made available for archaeological assessment.

Archaeological remains

- 6.2.2 As there is a high general background potential for archaeological remains to be present within the Site (especially dating between the Middle Iron Age and Early Romano-British period), the archaeological advisor to Wokingham Borough Council may require further archaeological works to be undertaken within the Site. The requirements of such works could likely be met through an appropriate scheme of archaeological evaluation trenching.
- 6.2.3 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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Historic Environment Records

Berkshire Archaeology Historic Environment Record (BAHER)

Cartographic and documentary sources

1761 John Rocque *A Topographical Map of the County of Berks* (National Archives: MPZ 1/1)

1806 OS Odiham drawing (OSD 125)

1838 Tithe Map of the parish of Shinfield (National Archives: 88/10/13)

1887 OS map 6"

1900 OS map 6"

1911 OS map 25"

1913 OS map 6"

1939 OS map 25"

1961 OS map 1:10,560

Online resources

<https://www.bgs.ac.uk/map-viewers/bgs-geology-viewer/> – BGS Geology Viewer

<http://www.kypwest.org.uk/> – Know Your Place

<https://opendomesday.org/> – Domesday survey information

<http://www.historicengland.org.uk/listing/the-list> – information on designated assets

<http://www.nationalarchives.gov.uk> – documentary resources

<http://www.british-history.ac.uk> – British History Online, documentary resources

All URLs Accessed on 19/04/2024



APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Anglo-Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day



Appendix 2: Legislative and planning framework

Designated Heritage Assets

Designation	Associated Legislation	Overview
World Heritage Sites	-	The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.
Scheduled Monuments and Areas of Archaeological Importance	<i>Ancient Monuments and Archaeological Areas Act 1979</i>	Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.
Listed Buildings	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.
Conservation Areas	<i>Planning (Listed Buildings and Conservation Areas) Act 1990</i>	A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England.
Registered Parks and Gardens and Registered Battlefields	<i>Historic Buildings and Ancient Monuments Act 1953</i> <i>National Heritage Act 1983</i>	The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens
Protected Wreck Sites	<i>Protection of Wrecks Act 1973</i>	The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.



National Planning Policy Framework (NPPF)

NPPF Section 16: Conserving and enhancing the historic environment	
Para. 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.
Para. 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.
Para. 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.
Para. 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.
Para. 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 exceptional ⁷² . ⁷² Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
Para. 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.
Para. 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.



NPPF Section 16: Conserving and enhancing the historic environment	
Para. 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.
Para. 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. ⁷³Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.
Para. 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.
Para. 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.
Para. 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.



Local Planning Policy

Wokingham Borough Development Plan		
Policy ref.	Title	Scope
TB24	Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)	1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map. 2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by: a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views. b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk. 3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.
TB25	Archaeology	1. Areas of high archaeological potential are shown on the Policies Map. 2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains. 3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.
TB26	Buildings of Traditional Local Character and Areas of Special Character	1. Areas of Special Character are shown on the Policies Map. 2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting. 3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.



Appendix 3: Gazetteer

Designated Heritage Assets

NHLE No.	Name	Designation	Easting	Northing
1118129	Post Office And Newsagent	Grade II Listed Building	471518	167877
1118130	The Mitford	Grade II Listed Building	471508	167903
1118133	Wistaria Cottage	Grade II Listed Building	471529	167823
1118137	The Homestead	Grade II Listed Building	471889	166717
1136071	The Lieutenant's Cottage	Grade II Listed Building	471552	167524
1136169	The Wheatsheaf Inn	Grade II Listed Building	470083	166993
1245425	Great Lea Farmhouse	Grade II Listed Building	470879	168208
1246235	Milestone At Spencers Wood	Grade II Listed Building	471491	166597
1312936	Cottage In Garden Of No 9 (Walnut Tree Cottage) Approximately 20 Metres North	Grade II Listed Building	471642	167050
1312952	Library, The School House	Grade II Listed Building	471476	166684
1312956	The Swan Inn	Grade II Listed Building	471518	167897
1312959	Highway Cottage	Grade II Listed Building	471496	167797
1319123	Hill House	Grade II Listed Building	471544	167188
1319126	Holy Trinity Church	Grade II Listed Building	469907	166942
1393098	Milestone At Three Mile Cross	Grade II Listed Building	471471	168228

Previous Archaeological Investigations Undertaken Within the 1 km Study Area

BAHER No.	Name	Easting	Northing
ERM1026	Grazeley New Settlement, Berkshire	470054	167051
ERM1736	Grazeley Holy Trinity, Former Parish Church, Grazeley, Shinfield, Berkshire	469903	166939
ERM861	A33 MereOak Junction	471154	167964
ERM1054	MereOak Lane, Three Mile Cross, Reading, Berkshire	470923	167632
ERM1315	Parklands, Basingstoke Road, Spencers Wood, Reading, Berkshire	471690	167423
EWK168	MereOak Lane, Grazeley, Berkshire	470706	167857
ERM1452	Three Mile Cross, Spencers Wood, Shinfield, Berkshire	472274	167302
ERM1465	Land at Spencers Wood, Wokingham, Berkshire	471755	167305
ERM1487	Proposed MereOak Park and Ride, Three Mile Cross, Berkshire	471048	167948



BAHER No.	Name	Easting	Northing
ERM1716	Shinfield/Spencers Wood, Berkshire	472327	167049
ERM1810	Stanbury House, Basingstoke Road, Spencers Wood, Berkshire	471350	166785
ERM2029	Archaeological Desk-Based Assessment Parklands Three Mile Cross	471655	167504
ERM2247	Land at Basingstoke Road, Spencer's Wood, Berkshire. Archaeological Desk-based Assessment	471460	166970
EWK100	Land at 102 Grazeley Road, Three Mile Cross, Reading	471025	167450
ERM2415	Stanbury House, Basingstoke Road, Spencers Wood, Berkshire. Heritage Assessment	471236	166809
ERM2661	Stanbury House, Spencers Wood - Archaeological Desk-Based Assessment	471353	166785
ERM1287	Grazeley Road, Reading, Berkshire	471285	167722
ERM1328	23 Beech Hill Road, Spencers Wood, Berkshire	471331	166095
ERM1423	Land at Spencers Wood, Reading, Berkshire	471518	168337
ERM1734	76-82 Grazeley Road, Three Mile Cross, Reading Berkshire	471115	167576
ERM1737	The 'Warrens Croft' Site, Basingstoke Road, Spencers Wood, Reading, Berkshire	471426	165993
ERM1753	Land at Spencers Wood, Reading, Berkshire	471762	167301
ERM1755	MereOak Park and Ride, MereOak Lane, Reading, Berkshire	471021	167837
ERM1784	Three Mile Cross Methodist Church, Grazeley Road, Berkshire	471472	167749
ERM1790	Grazeley Primary School, MereOak Lane, Grazeley, Reading, Berkshire	470068	166864
ERM1819	Land west of Beech Hill Road, Spencers Wood, Wokingham	471120	166011
ERM1899	Beech Hill, Spencer's Wood, Wokingham, Berkshire	471123	166009
ERM2023	Land north of Church Lane, Spencers Wood, Berkshire	471686	168006
ERM2105	Holy Trinity Church, Church Lane, Grazeley, Wokingham	469895	166945
ERM2106	Phase 2B and Area C Spencers Wood Reading Archaeological Evaluation	472337	167358
ERM2117	Land on Beech Hill Road, Spencer's Wood, Wokingham	471060	166093
ERM2123	Pumping Station Site, Three Mile Cross, Spencers Wood	471590	168350
ERM2262	Grazeley Road 84-86, Three Mile Cross, Reading, Berkshire. Archaeological Watching Brief	471087	167573
ERM2301	Land north of Church Lane, Spencers Wood, Reading, Berkshire. Archaeological Recording Action	471639	168045
ERM2470	Land at Parklands, Basingstoke Road, Spencer's Wood	471530	167630
ERM2696	Land at Stanbury House, Spencers Wood - Archaeological Evaluation	471260	166804
ERM2720	Geophysical Survey of Land at Grazeley	469687	167614
ERM373	Land at Basingstoke Road, Spencer's Wood, Reading, Berkshire	471311	165967
ERM427	Land adjoining Milestone Cottage, Basingstoke Road, Three Mile Cross, Reading, Berkshire	471507	168255



BAHER No.	Name	Easting	Northing
ERM699	Grazeley Parochial C of E School, Mere oak Lane, Grazeley, Reading	470035	166827
ERM721	Land to the rear of The Firs, Ilex, Dunboyne, Elmhurst and Hillside House	471657	167250
ERM778	Allen Dene, Basingstoke Road, Three Mile Cross, Berkshire	471549	167972
ERM857	Mere oak Lane, Three Mile Cross, Reading, Berkshire	471344	168261
EWK112	72-90 Grazeley Road, Three Mile Cross, Berkshire	471121	167523
EWK113	Ridge and Furrow - Spencers Wood, Shinfield, Berkshire	471276	166403
EWK121	Land at Spencers Wood, Reading, Berkshire	471153	166827
EWK13	44-70 Grazeley Road, Three Mile Cross, Berkshire	471252	167578
EWK132	20-36 Grazeley Road, Three Mile Cross, Berkshire	471385	167609
EWK153	Shinfield Court	471756	168055
EWK154	Nullis Farm: Block 2	472183	167181
EWK156	Bodys Farm, Spencers Wood, near Reading	471858	166289
EWK157	White House Farm, Spencers Wood, near Reading	470882	165919
EWK158	Spencers Wood	471207	166626
EWK159	Stanbury Park	471366	167143
EWK160	Three Mile Cross	471213	167901
EWK165	Great Lea Common	471160	168567
EWK167	Great Lea House Farm	470738	167752
EWK170	Gravelly Bridge Farm	470055	167268
EWK180	Hartley Court Farm Cottages	470514	168610
EWK189	Grazeley Road, Three Mile Cross, Reading, Berkshire	471287	167848
EWK33	Swallowfield By-Pass	470769	164919
EWK93	Grazeley Field 11 & 13	470317	167235
EWK94	Grazeley New Settlement	470457	167150

BAHER Archaeological Records within the 1 km Study Area

BAHER No.	Name	Period	Easting	Northing
MRM15899	Medieval gully on land adjoining Milestone Cottage, Basingstoke Road, Reading, Berkshire	Medieval	471524	168259
MRM15934	Late Iron Age-Early Romano-British Occupation - Basingstoke Road, Spencer's Wood, Berkshire	Iron Age	471437	165990



BAHER No.	Name	Period	Easting	Northing
MRM15968	Medieval lead papal bullae - Shinfield, Berkshire	Medieval	470295	167225
MRM16150	Late Iron Age/Early Roman occupation site - Mere oak Lane, Three Mile Cross, Reading, Berkshire	Iron Age	471064	167879
MRM16295	Diddenham Farm Homestead, Shinfield, Wokingham, Berkshire	Post-medieval	469923	166707
MRM16297	Possible Roman road, Mere oak Lane & Bloomfield Hatch Lane, Shinfield, Wokingham, Berkshire	Romano-British	469142	166039
MRM16358	Late Roman (3rd-4th century) feature - Mere oak Lane, Three Mile Cross, Reading, Berkshire	Romano-British	471050	167810
MRM16359	Undated features - Mere oak Lane, Three Mile Cross, Reading, Berkshire	Undated	471127	167984
MRM16496	Ridge and furrow - Shinfield, Berkshire	Undated	471276	166404
MRM16577	WWII anti tank obstacle - Foudry Brook, Shinfield, Wokingham, Berkshire	Modern	470263	166735
MRM16580	Milestone at corner of Chapel Lane and Basingstoke Road, Spencers Wood, Berkshire	Post-medieval	471494	166598
MRM16586	Milestone at Three Mile Cross, Basingstoke Road, Berkshire	Post-medieval	471473	168227
MRM16599	A late Saxon pit or hearth - Grazeley Road, Reading, Berkshire	Anglo-saxon	471127	167700
MRM16600	Post-medieval postholes at Parklands, Basingstoke Road, Spencers Wood, Berkshire	Post-medieval	471726	167401
MRM16623	Pillbox South of Great Lea Farm, Shinfield, Berkshire	Modern	470748	167787
MRM16650	Middle Bronze Age pottery from Grazeley Road, Shinfield, Berkshire	Bronze Age	471119	167723
MRM16749	Stanbury House Camp, Stanbury Park, Spencers Wood	Modern	471422	167070
MRM16759	Linear features at land at Spencers Wood, Shinfield, Berkshire	Post-medieval	471807	167919
MRM17618	Holy Trinity Church, Grazeley, Shinfield, Berkshire	Post-medieval	469907	166940
MRM17619	Five cremations - Mere oak Park and Ride, Mere oak Lane, Reading, Berkshire	Iron Age	470990	167769
MRM17641	Undated ditch and a post-medieval gully - land at Spencers Wood, Shinfield, Berkshire	Post-medieval	471841	167305
MRM17652	Undated ditch and medieval pottery sherds - Grazeley Primary School, Mere oak, Lane, Grazeley, Berkshire	Medieval	470056	166881
MRM17653	Three Mile Cross Methodist Chapel, Grazeley Road, Three Mile Cross, Berkshire	Post-medieval	471492	167754
MRM18164	Linear features - Land at Beech Hill Road, Spencers Wood, Wokingham	Post-medieval	471179	165981
MRM18187	Three undated features - Land at Beech Hill, Spencers Wood, Wokingham	Undated	471137	166045
MRM18306	Post medieval and undated features - Land North of Church Lane, Spencers Wood, Berkshire	Post-medieval	471637	168042
MRM18402	Medieval ditches and pits - Land north of Church Lane, Spencers Wood, Berkshire	Medieval	471637	168049
MRM18548	Undated pits and ditches at Parklands, Spencers Wood	Undated	471599	167625
MRM18597	Probable field system - Land at Stanbury House, Spencer's Wood, Berkshire	Post-medieval	471261	166802
MRM18608	Agricultural anomalies identified on land surrounding the village of Grazeley, Berkshire	Post-medieval	470185	167544
MWK15464	Pit at Grazeley Road, Three Mile Cross, Shinfield, Berkshire	Iron Age	471255	167615
MWK15600	Linear features - Grazeley Field 14, Shinfield, Berkshire	Undated	470373	166280

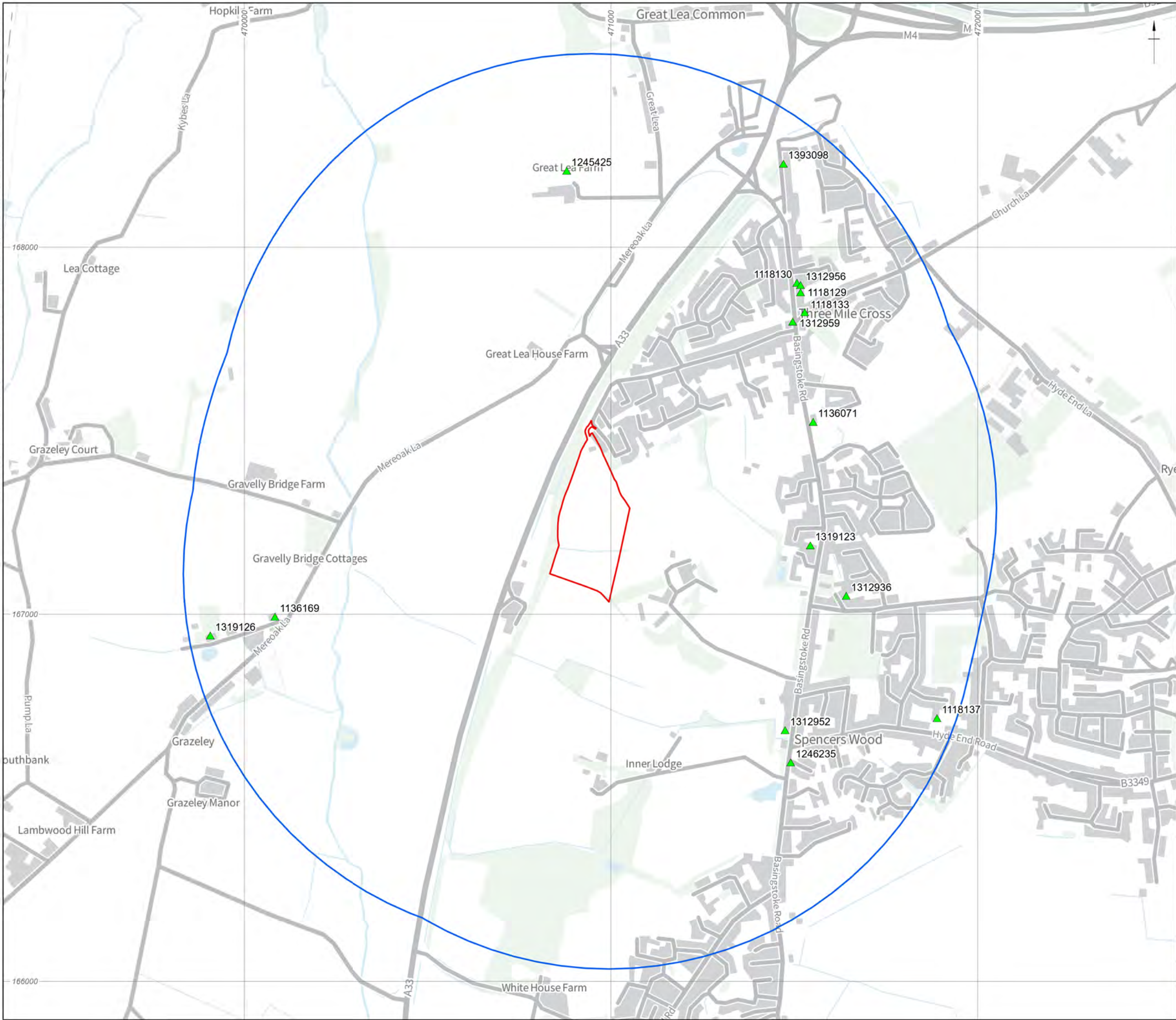


BAHER No.	Name	Period	Easting	Northing
MWK15601	Linear features and pits Grazeley Field 14, Shinfield, Berkshire	Undated	470403	166568
MWK15602	Features at Grazeley Field 13, Shinfield, Berkshire	Undated	470568	167157
MWK15603	Late Iron Age settlement - Field 13, Grazeley, Shinfield, Berkshire	Iron Age	470442	167118
MWK15606	Iron Age pit - Field 13, Grazeley, Shinfield, Berkshire	Iron Age	470481	167074
MWK15607	Late Iron Age linear features - Field 13, Grazeley, Shinfield, Berkshire	Iron Age	470484	167079
MWK15608	Romano-British settlement- Field 13, Grazeley, Shinfield, Berkshire	Iron Age	470505	167093
MWK15609	Trackway at Grazeley-Field 13, Shinfield, Berkshire	Post-medieval	470452	167298
MWK15610	Medieval features at Grazeley Field 13, Shinfield, Berkshire	Medieval	470486	167322
MWK15616	Land at 102 Grazeley Road, Three Mile Cross, Shinfield, Berkshire	Iron Age	470985	167460
MWK15669	Features identified during geophysical survey at Three Mile Cross, Shinfield, Berkshire	Undated	471143	168021
MWK15674	Linear feature-Great Lea Common, Shinfield, Berkshire	Undated	471185	168314
MWK15675	Features? at Great Lea Common, Shinfield, Berkshire	Undated	471295	168544
MWK15679	Modern pottery sherds from Mere oak Lane, Shinfield, Berkshire	Modern	470861	167744
MWK15680	Post-medieval brick- Mere oak Lane, Grazeley, Shinfield, Berkshire	Post-medieval	470855	167796
MWK15681	Crop mark features at Gravelly Bridge Farm, Shinfield, Berkshire	Post-medieval	469974	167132
MWK15690	Linear features at Gravelly Bridge Farm, Shinfield, Berkshire	Undated	470193	167486
MWK15691	Linear features at Hartley Court Farm Cottages, Shinfield, Berkshire	Undated	470557	168585
MWK15715	Middle Iron Age occupation and iron production site at Grazeley Road, Shinfield, Berkshire	Iron Age	471105	167714
MWK1850	Linear cropmark features - both sides of Foudry Brook, Shinfield, Berkshire	Undated	470300	166500
MWK1861	Cropmark ring feature? - Foudry Brook, Shinfield, Berkshire	Undated	470250	166300
MWK1862	Crop mark - east of Foudry Brook, Shinfield, Berkshire	Undated	470310	166450
MWK1863	Dubious cropmark enclosure?- east of Foudry Brook, Shinfield, Berkshire	Undated	470310	166410
MWK1864	Mottled crop - east of Foudry Brook, Shinfield, Berkshire	Undated	470310	166410
MWK1865	Crop mark trackway - Foudry Brook, Shinfield, Berkshire	Undated	470300	166950
MWK1866	Cropmark pits- Foudry Brook, Shinfield, Berkshire	Undated	470300	166950
MWK1867	Cropmark feature - west of Foudry Brook, Shinfield, Berkshire	Undated	470210	166840
MWK1868	Cropmark linear features - west of Foudry Brook, Shinfield, Berkshire	Undated	470100	166700
MWK1871	C-shaped cropmark ditch - Great Lea House Farm, Shinfield, Berkshire	Undated	470750	167690
MWK1873	Ditches at Mere oak Lane, Grazeley, Shinfield, Berkshire	Prehistoric	470721	167817
MWK1874	Ditches at Mere oak Lane, Grazeley, Shinfield, Berkshire	Undated	470769	167844



BAHER No.	Name	Period	Easting	Northing
MWK4813	Henley to Silchester Roman road	Romano-British	470948	166073
MWK5553	GHQ stop line, Berkshire	Modern	470309	167109
MWK5563	A Pillbox on GHQ Shinfield, Wokingham, Berkshire	Modern	470230	166520
MWK5564	Pillbox GHQ line Shinfield, Wokingham, Berkshire	Modern	470309	167109
MWK5565	Pillbox - GHQ line, Shinfield, Berkshire	Modern	470310	167281
MWK5566	Pillbox - GHQ Shinfield, Berkshire	Modern	470300	167330
MWK5567	GHQ Shinfield Pillbox - Great Lea Farm, Shinfield, Berkshire	Modern	471009	167650
MWK5568	GHQ Shinfield Pillbox - Shinfield, Berkshire	Modern	471195	168092
MWK6178	Reading South Turnpike	Post-medieval	471796	165543
MWK8574	Neolithic axe - Rectory Garden, Shinfield, Berkshire	Neolithic	471660	167040
MWK8575	Tranchet axe? - "The Laurels" Clares Green Lane, Spencers Wood, Shinfield, Berkshire	Mesolithic	471670	167060
MWK8577	Saxon spearhead at Claresgreen Road, Shinfield, Berkshire	Anglo-saxon	471930	166981

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- Site
- Study Area
- Listed Building points
- Grade II Listed Building

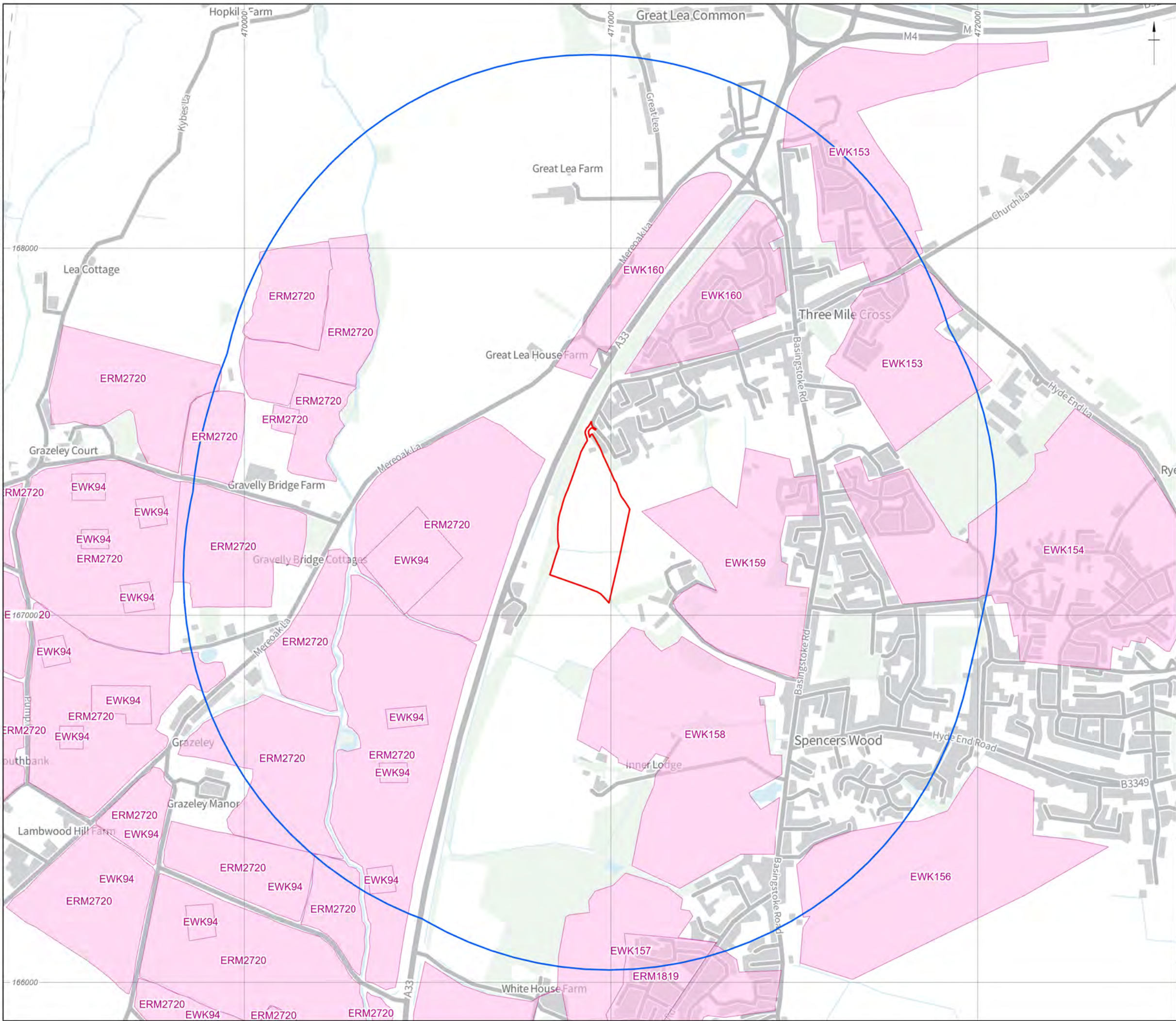
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Figure 1: Site location and designated heritage assets within the 1 km Study Area

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- Site
- Study Area
- Geophysical Survey

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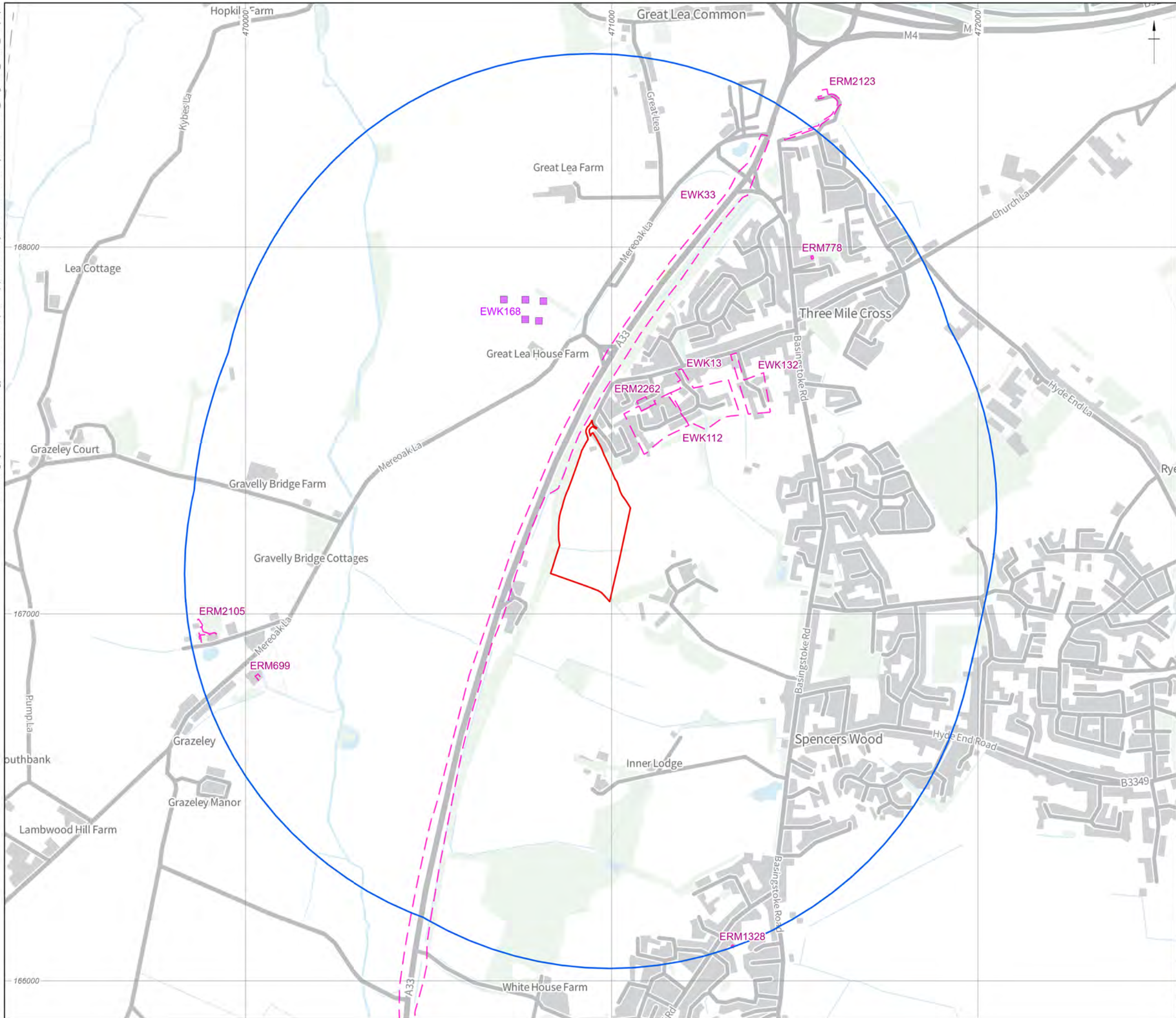
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Figure 2a: Previous archaeological investigations within the 1km Study Area (geophysical survey)

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- Site
- Study Area
- Test Pit
- Watching Brief

0 500 m

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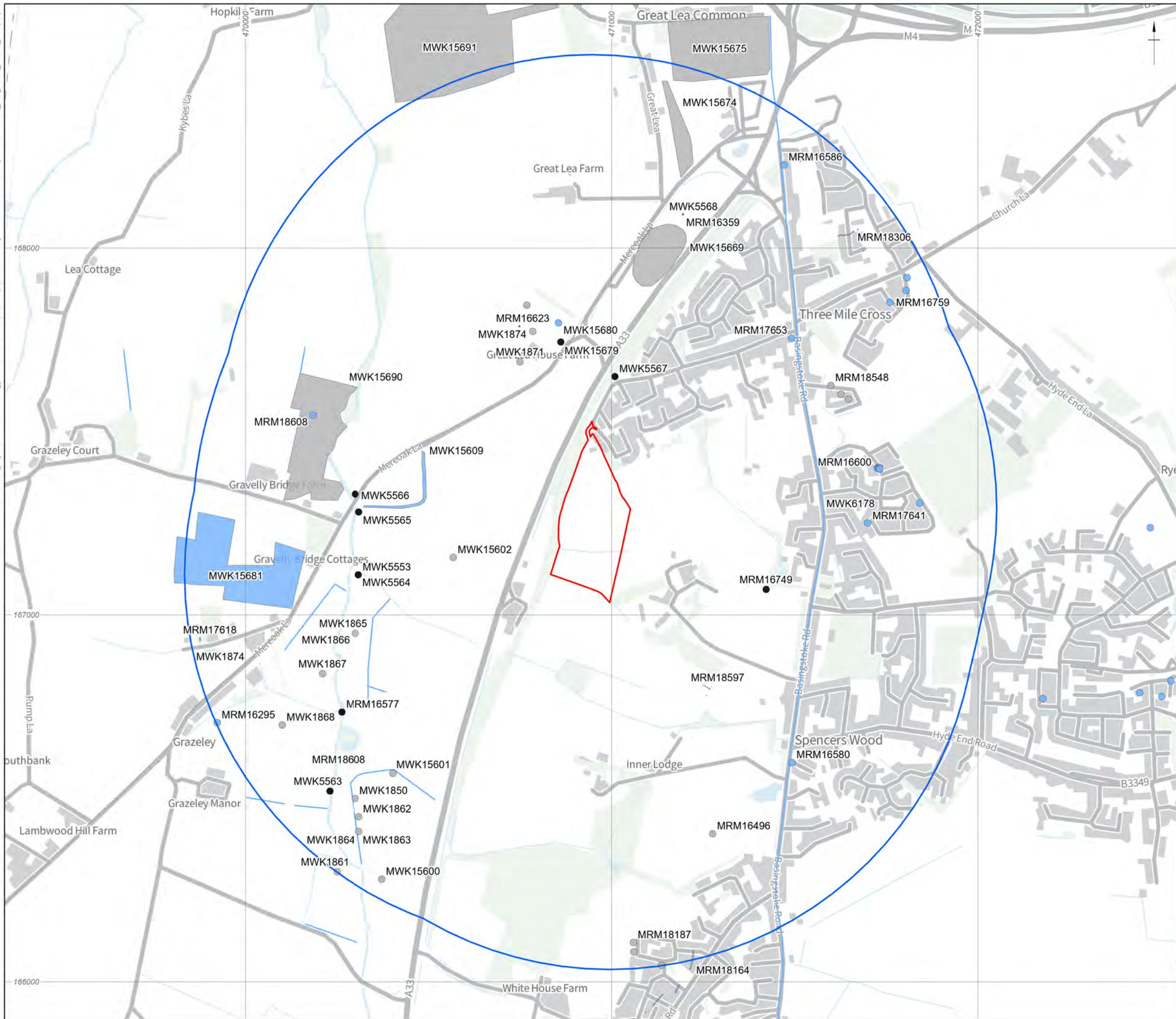
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Scale: 1:10,000 at A3 Revision: 0



Figure 2b: Previous archaeological investigations within the 1km Study Area (test pitting and watching brief)

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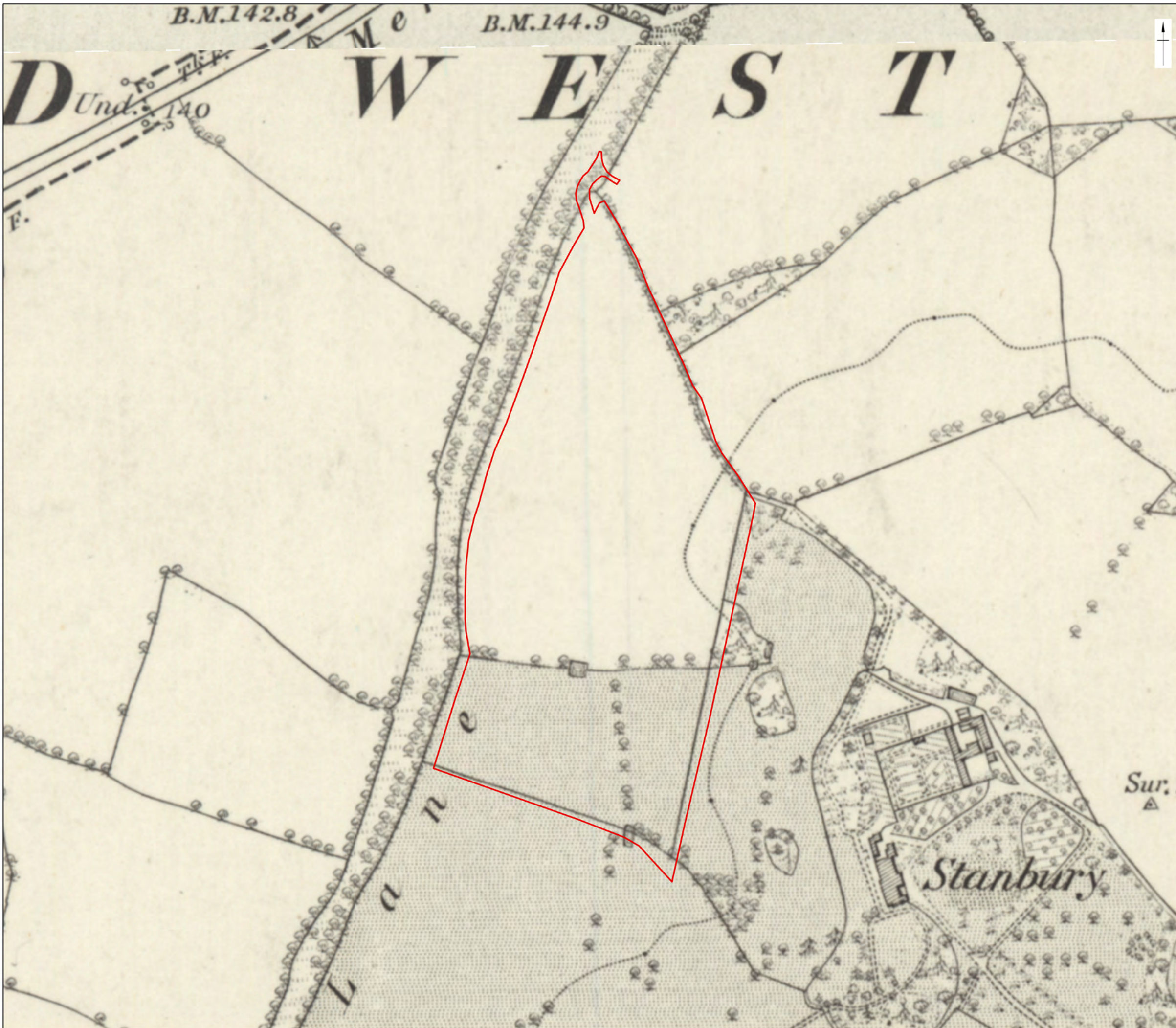
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- Study Area
- BAHER Data
 - Post-medieval
 - Modern
 - Undated
 - Post-medieval
 - Undated
 - Post-medieval
 - Modern
 - Undated

0 500 m

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Figure 3b: BAHER archaeological records within the 1 km Study Area (post-medieval, modern and undated)



Site

0 125 m

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Figure 4: 1887 6" Ordnance Survey map



Photo 1) Site entrance, at its northern end, viewed from Grazeley Road



Photo 2) Storage building and yard at the northern end of the Site, viewed from the north



Photo 3) Bund to the rear (south-east) of the storage building



Photo 4) The largest and central field, viewed from the north-west



Photo 5) The smaller, southern field viewed from the west



Photo 6) Possible remains of the former pond within the extant field boundary

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			Scale:	N/A	Illustrator:	a.gray	
			Photos 1-6				



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