APPLICATION NO:
F/2002/7938

LOCATION:
Cutbush Cutbush Lane, Shinfield Reading.

APPLICANT:
Mr D Short, Streamhill Ltd C/O Seymour And Bainbridge

PROPOSAL:
Proposed erection of 2 garages to side of dwelling.

EARLIEST DATE FOR DECISION: **20/12/2002**

APPLICATION WILL HAVE EXPIRED ON: 20/01/2003

CASE OFFICER: **Natalie Brown**

RAILEX
Marbleboard

EASIFILE FP7

Application No: F/2002/7938 NAB

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Mr D Short
Streamhill Ltd
C/O Seymour and Bainbridge
8a St Thomas Street
WINCHESTER
Hants
SO23 9HE

Application Number: F/2002/7938

Parish: **SHINFIELD**

Location: **Cutbush, Cutbush Lane, Shinfield, Reading**

Proposal: **Proposed erection of 2 garages to side of dwelling.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Condition
1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Condition
2. Before the building operations hereby permitted are commenced, samples and details of the proposed external materials shall be submitted to and approved in writing by the Local Planning Authority and no external materials shall be used other than those approved.

Condition
3. Prior to the commencement of development, details of the slab levels of the proposed buildings shall be submitted to and approved in writing by the Local Planning Authority. The constructed development shall not vary from the approved levels.

Condition
4. No development shall take place until a programme of archaeological work has been implemented in accordance with a written scheme for investigation which has been submitted to and approved in writing by the Local Planning Authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition. The archaeological works shall be carried out by a suitably qualified investigating body approved in writing by the Local Planning Authority.

Condition
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order with or without modification) the garage accommodation on the site shall be kept available for the parking of vehicles ancillary to the residential use of the site at all times. It shall not be used for any business nor as habitable space.

Condition
6. No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking and turning space herein approved has been provided. The vehicle parking and turning space shall be permanently maintained and used for no other purposes.

Reason
1. In pursuance of Section 91(1) of the Town and Country Planning Act 1990.

Reason
2. To ensure that the external appearance of the building is satisfactory. Details of the driveway and paved surfaces shall also be supplied.

Reason
3. In order to ensure a satisfactory form of development relative to surrounding buildings and landscape.

Reason
4. To allow adequate archaeological investigation before any archaeological remains are disturbed by the approved development.

Reason
5. To ensure that adequate parking space is available on the site, and reduce the likelihood of roadside parking.

Reason
6. To ensure a satisfactory form of development and to avoid adverse impact on the public highway in the interests of highway safety.

Informative
1. You are advised, in compliance with The Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2000, that the following policies and/or proposals in the development plan are relevant to this decision:
Berkshire Structure Plan Policies C2, C6, EN4
Loddon Area Local Plan Policies LTV2, LC1
Deposit Draft Wokingham District Local Plan Policies WOS3, WCC1, WCC2, WCC7, WHE11

T. G Watson

Trevor Watson
Development Control Manager
Date: 21/01/2003

Notice checked by: _____

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

Transcribed

DEVELOPMENT CONTROL/BUILDING CONTROL CHECKLIST

CHECKLIST WHEN A BUILDING REGULATION APPLICATION HAS BEEN RECEIVED.

SITE DETAILS

PLANNING APPLICATION NUMBER	F/2002/7938
BUILDING CONTROL NUMBER.	BN/2003/1718
APPLICANT/AGENT	
ADDRESS OF SITE	Cutbush Cutbush Lane Shinfield
DESCRIPTION OF PROPOSED WORK	Construction of new garage and stable

CASE OFFICER NB

DRAWING NUMBERS

	BC	DC
BLOCK PLAN		
ELEVATIONS	74403/2A	74403/2A
FLOOR PLANS	74403/3	74403/3
	74403/5	74L/4

CHECKLIST

	1ST CHECK	2ND CHECK
PERMITTED DEVELOPMENT		
APPLIC. NECESSARY-NOT RECEIVED		
APPLIC.RECEIVED & APPROVED		
APPLIC.RECEIVED-NO DECISION		
APPLIC.REFUSED		
DIFFERENCES BETWEEN DC/BC DRAWINGS		
IF YES, WHAT ARE THE DIFFERENCES ?	NONE	
DATE	11/12/03	

PROBLEMS

	REQUESTED	RECEIVED	REMINDER
PLANNING PERMISSION NEEDED			
REVISED PLANS NEEDED			
PLANNING APPLIC.REFUSED			
WAIT FOR PLANNING DECISION			

COMMENCED ON SITE	
NO PLANNING DECISION	
NO PLANNING APPLICATION	

Natalie Brown

From: Kev Beachus [kev.beachus@babtie.com]
Sent: 14 May 2003 16:50
To: natalie.brown@wokingham.gov.uk
Subject: F/2002/7938

Dear Natalie

Thank you for your letter and the copy of the WSI therein. I can confirm that this is acceptable.

Please note that this does not complete the condition! the work has to be published to a satisfactory standard BEFORE the condition is lifted.

Kind regards

Kev

PS Ill let you know as soon as I have a finished report.

This email was sent from an email address under the control of Babtie Group Ltd, a company registered in Scotland, registration number SC141100 and having its registered office at 95 Bothwell Street, Glasgow - known hereafter as the Company.

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The Company monitors email sent to or from email addresses under its control

Tel: (0118) 974 6492 (Direct Line)
E-Mail: Natalie.Brown@wokingham.gov.uk
Date: 12 May 2003
My ref: NB/F/2002/7938

Elizabeth Rowe
Babtie Group
School Green
Shinfield
Reading
Berks
RG2 9HL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Elizabeth,

APPLICATION: F/2002/7938
SITE: CUTBUSH, CUTBUSH LANE, SHINFIELD

Please find enclosed an archaeological watching brief relating to condition 04 of the above application.

Could you please advise within the next 14 days whether the details supplied are acceptable.

I trust this advice is of use to you and should you wish to discuss any matter further please do not hesitate to contact me on the number above.

Yours sincerely

NMB

Natalie Brown
Planning Officer

REGISTERED IFA ORGANISATION

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES Ltd

47-49 DE BEAUVOIR ROAD, READING, RG1 5NR. TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

F/2002/7938

PLANNING SERVICES | RPT 67819
POL
DC KL
APP
CS
04 APR 2003
COPIES TO

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

Your ref.
Our ref. 03e35

2nd April 2003

Dear Sir,

Cutbush, Cutbush Lane, Shinfield
Proposal for an archaeological watching brief

I am pleased to enclose a copy of our proposal for this site.

I have also forwarded a copy to Mr. Kev Beachus at Babtie who has agreed the scheme.

I hope this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S. Ford
encs

NB- think this is for you. Sorry - landed in my in-tray! Kerrin.

Cutbush,
Cutbush Lane,
Shinfield,
Reading,
Berkshire

Proposal for an archaeological watching brief

17th March 2003

Cutbush, Cutbush Lane, Shinfield, Reading, Berkshire
Project specification for an archaeological watching brief

03e35

prepared by Thames Valley Archaeological Services

1.0 Background

1.1 Site location and description

1.1.1 The site is located on the north west side of Cutbush Lane just to the north of Shinfield Grange (SU 7393 6700).

1.2 Archaeological background

1.2.1 The potential of the site derives from its position within the Loddon Valley in an area rich in archaeological deposits visible from the air (Gates 1975) and with further evidence gained from field survey (Ford 1994-7). A wide date range and site type are present in the area with, for example, Iron Age deposits having been recently located to the west (Taylor 2001). The proposal site lies close to the site of an L-shaped pond which is probably an ornamental feature of post-medieval date but is possibly a medieval moat.

1.3 Proposed groundworks

1.3.1 Planning permission (F/2002/7938) has been granted to construct two new garages subject to a condition (4) relating to archaeology which requires a watching brief to be carried out during groundworks. This is as set out in *Archaeology and Planning* (PPG16, 1990) and the District policies on archaeology.

1.3.2 Following site clearance, the groundworks relevant to archaeological observation are expected to comprise the digging of foundation trenches.

2.0 AIMS AND OBJECTIVES

The aims of the fieldwork will be to:

2.1 Observe and record all archaeological deposits within areas of ground disturbance associated with the groundworks.

2.2 Excavate and record any archaeological deposits which will be damaged or disturbed during the groundworks.

2.3 Produce, where possible, relative and absolute dating and phasing for the features on the site.

2.4 Provide, if possible, information on the economy and the local environment of the site.

2.5 Establish the character of the deposits, in order to define functional areas of the site, such as industrial, domestic, etc., and produce a settlement history of the site.

3.0 METHODOLOGY

3.1.1 Where necessary, archaeological deposits will be excavated and fully recorded and sufficient time will be allowed within the groundworkers schedules to carry this out.

3.1.2 In general, all finds and artefacts will be retained, though all but a sample of some classes of building material will be discarded after recording. The categories of artefacts to be discarded will be discussed with the recipient museum and the Archaeological Advisors to the District Council.

3.1.3 Conservation on site will follow guidelines in **First Aid For Finds** with any other specialist conservation work subcontracted to an establishment such as Wiltshire County Council Conservation Section at Salisbury Museum.

3.1.4 A programme of environmental sampling will take place should sufficient well stratified subsoil deposits be located. Typically this involves samples of 30 -40 L depending on the size of the feature examined.

3.1.5 Discovery of any human remains will be reported to the coroner and will be excavated on receipt of the appropriate Home Office licence and in consultation with the Archaeological Advisor to the District Council.

3.1.6 The English Heritage regional scientific advisor will be consulted about the scale and nature of any environmental or scientific sampling if appropriate.

3.2 Recording Methodology

3.2.1 A single context recording system will be used in accordance with the TVAS Field Recording Manual (4th edition 2003). Descriptions of individual deposits and features will be recorded on pro-forma context recording sheets.

3.2.2 All archaeological deposits exposed will be planned at a scale of 1:20 and sections drawn at a scale of 1:10. All site drawings will be by pencil on drafting film.

3.2.3 Heights above OD will be taken and recorded on plans and sections.

3.2.4 Where appropriate, significant finds will be recorded in 3D.

3.2.5 The locations of all plans and sections will be tied into the National Grid.

3.2.6 A full photographic record will be made of the evaluation project, consisting of colour slide, colour print, and b/w print (contact sheet). It will record the principal features and finds discovered, both in detail and in their general context.

4.0 Post-fieldwork

4.1 Finds processing and analysis will commence immediately following the completion of the fieldwork.

4.2 Artefacts/ecofacts will be cleaned, conserved and prepared for long term museum storage.

4.3 Specialist reports will be prepared on the artefacts recovered, Particular attention will be paid to correlating the pottery recovered with local or regional fabric type sequences.

4.4 Specialist analysis and reporting will be carried out by the following specialist staff or consultants as appropriate:-

pottery - Dr J. Timby, C. Underwood-Keevil, Mr. P. Blinkhorn or Dr. M. Lyne (consultants)
stone - Dr J. Williams (Southampton University)
metalwork - L Keys (Museum of London) or J Lowe (TVAS)
bone - S. Hamilton-Dyer (consultant), K. Rielly (Museum of London) or S. Anthony (TVAS)
botanical/environmental remains- Dr. M. Robinson, (Oxford University Museum)
struck flint - Dr. S. Ford (TVAS)

5.0 Report and Dissemination

5.1 The report will follow our established format, comprising a descriptive text, illustrations and catalogues in appendices.

5.2 The text will address the aims and objectives of the evaluation, the methodology employed, describe the basic nature of the archaeological deposits discovered, and report on the artefacts recovered. It will then attempt to place the significance of the findings in their local, regional and national setting.

5.3 The report will include a frontsheet providing the following information:

*Site name
*Grid reference
*Site activity (eg. evaluation trenching, geophysical survey, fieldwalking, watching brief, excavation etc.)
*Date and duration of project
*Site code
*Area of site
*Summary of results
*Monuments identified (referenced to the RCHME Thesaurus of Monument Types
*Location and reference of archive

5.4 The illustrations will include:

a site location plan
a trench layout plan
trench plans and sections
profiles/sections of a representative selection of excavated features
a selection of colour photos of significant findings

5.5 Catalogues giving descriptions of trenches, archaeological features, and artefacts will be contained in a series of appendices.

5.6 The findings, even if negative, will be published as a note in an appropriate journal such as the *Berkshire Archaeological Journal.*

5.7 A copy of the results along with selected, catalogued slides will be supplied to the District SMR, (if requested).

5.8 Project details will be provided to the Oasis project.

6.0 Archive Deposition

6.1 The finds and site archive will be prepared in accordance with guidelines in **Management of Archaeological Projects 2** and after consultation with the recipient museum.

6.2 The site archive will be deposited with Reading Museum.

6.3 The site finds will be deposited with Reading Museum with the agreement of the landowner.

6.4 No title will be assumed by the finder of any gold or silver objects and the provisions of the Treasure Act (1996) will be implemented where appropriate.

6.5 The records will be copied onto microfiche for the National Archaeological Record.

7.0 General Items

7.1 The project will be managed on a regular basis by a Member of the Institute of Field Archaeologists (S. Ford or J. Pine) with an appropriate area of competence.

7.2 The project will be carried out in accordance with the IFA Code of Conduct, Code of Practice and Standards and Guidance for Field Evaluations, Finds work and desk-based assessments and the quality control mechanisms set out in the fieldwork and post-fieldwork manuals. The fieldwork will be intermittent as defined by the IFA standards and guidance on watching briefs para 3.2.7.

7.3 Safe working practices will be as set out in the TVAS health and safety manual and current health and safety regulations will be adhered to.

7.4 In the event of any dispute with the client arising out of this scheme of investigation either party may refer to the Arbitration Scheme of the Institute of Field Archaeologists for a decision.

7.5 Our insurance cover comprises £5 million for public liability, £10 million for employee liability, cover for any hired-in plant, and professional indemnity cover of £2m.

7.6 The fieldwork and post-fieldwork will be monitored by the archaeological advisor to Wokingham District and all reasonable access will be provided to the works. Any changes in the agreed project design will be discussed and agreed with the archaeological advisor before implementation.

8.0 References

Gates T, 1975, **The Middle Thames Valley, and archaeological survey of the river gravels.** Berkshire Archaeological Committee publication 1,

Reading
Ford, S, 1994-7, The Loddon Valley (Berkshire) fieldwalking survey, **Berkshire Archaeological Journal** *75*, 11-34
PPG16, 1990, **Archaeology and Planning**. DoE Planning Policy Guidance note 16. (HMSO).
Taylor, A, 2001, 82 Oatlands Road, Shinfield, Wokingham, Berkshire, Archaeological evaluation, Thames Valley Archaeological Services report 01/23, Reading

WORK SHEET FOR : Natalie Brown

Application Number : F/2002/7938

Applicant : Mr D Short, Streamhill Ltd C/O Seymour And Bainbridge.

Location : Cutbush, Cutbush Lane, Shinfield, Reading.
Proposal : Proposed erection of 2 garages to side of dwelling.

Site Notice Displayed ? :

YES	NO	DATE
✓		11/12

by case officer (Karen SN)

Date of Neighbour Notifications : .....

Date of Site Visit : 11/12

Date Registered : 25/11/2002

Earliest Date for Decision : 20/12/2002

Latest Consultation Date/Site Notice Expiry Date : 20/12/2002

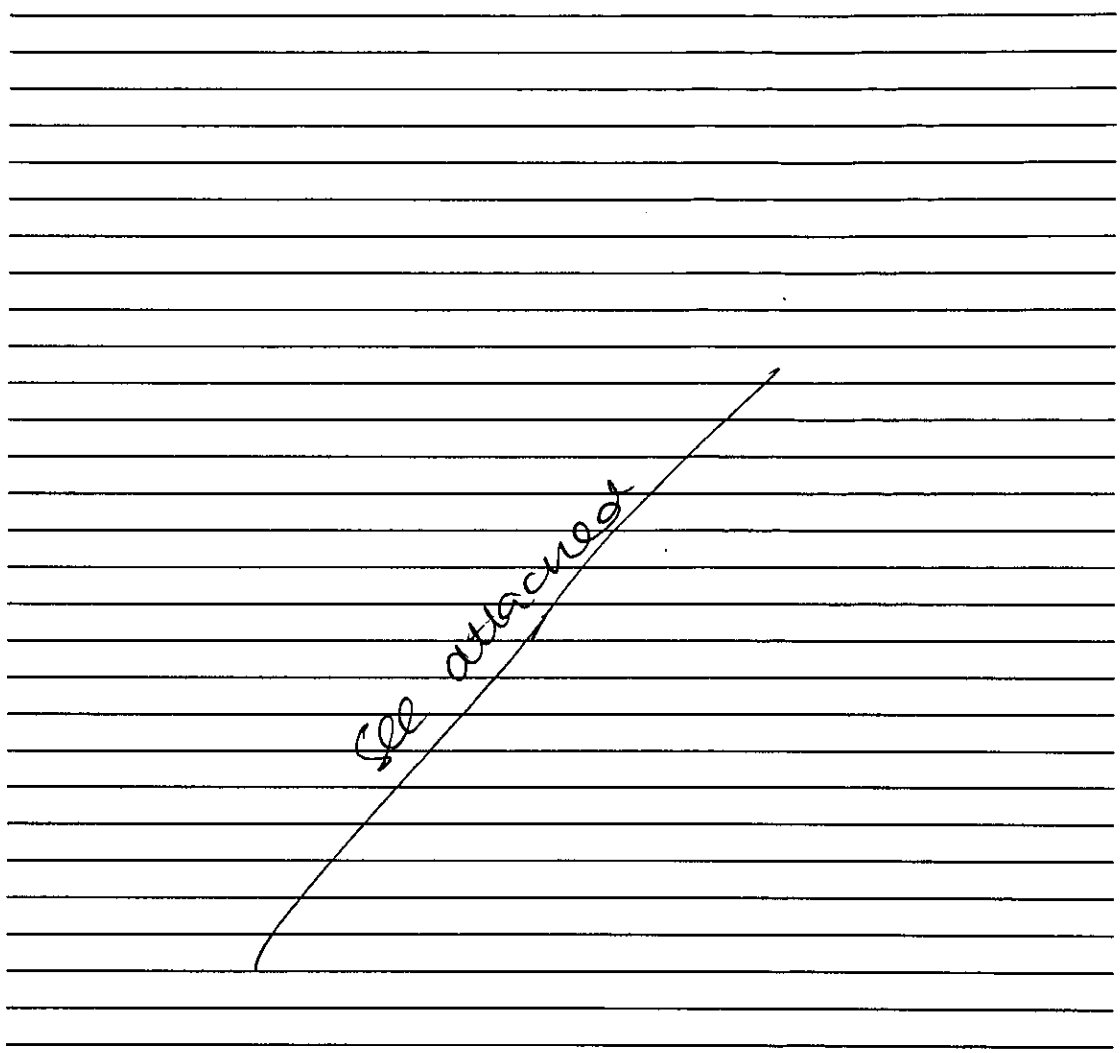
This application will have expired on: 20/01/2003. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :
Archaeology - watching brief
Conservation Office - principle + general design acceptable. Details of materials etc to be agreed

Planning Issues :
Rural/Greengap → Impact upon character area within curtilage of a Listed Building

Application Number: F/2002/7938

Appraisal :



Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2002/7938
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			See attached

Informative for approvals
N16
LODDON AREA LOCAL PLAN POLICIES:
SOUTH-EAST AREA LOCAL PLAN POLICIES:
WOKINGHAM DISTRICT LOCAL PLAN POLICIES:
GREEN BELT LOCAL PLAN POLICIES:
BERKSHIRE STRUCTURE PLAN POLICIES:
MINERALS LOCAL PLAN POLICIES:

RECOMMENDATION AND CONDITIONS/REASONS AGREED: _____
(Development Control Manager)

If any of the consultee's have requested a copy of the decision notice please list them below;

Date:_____

RECORD OF SITE VISIT

SITE ADDRESS: Cutbush Cutbush Lane Shinfield Reading. APPLICATION NUMBER: F/2002/7938	OFFICER: Natalie Brown DATE OF SITE VISIT: 11/12

1 SITE/STATUTORY NOTICE DISPLAYED ? Green SN - by case officer on door.

2. DESCRIPTION OF SURROUNDINGS

Rural. within cartilage of listed building

3. DESCRIPTION OF SITE/BUILDING

buildings ~~[illegible]~~ being renovated + converted to res - appns already under consideration

Garages on elevated land that slopes away to side + R/O site

↳ above level of already laid driveway.

4. RELATIONSHIP TO ADJOINING PROPERTIES

Detached

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Application Number: F/2002/7938 – Cutbush (garages)

Appraisal:

Development

Proposed erection of 2 detached garage blocks. They would be enclosed along three sides and open along the frontages. They would have barn style hips, which would be 5.7m to the ridge.

The site is within the curtilage of a listed building which comprises a residential dwelling, being divided into 2 dwellings and a residential attached barn, being converted into 1 dwelling. The site is also located within a rural area and Area of Green Gap.

Relevant Policies

BSP: C2, C6, EN4
LALP: LTV2, LC1
WDLP (as proposed to be modified): WOS3, WCC1, WCC2, WCC7, WHE11

Planning History

- LB/20001048 & F/2000/1081 – division of property into 2 dwellings, C/A July 2000
- LB/2002/7298 – internal alterations to residential part of listed building – pending decision
- F/2002/7762 & LB/2002/7763 - conversion of barn to residential – decision pending

1. Impact upon neighbouring properties
   The proposed garage block would provide a covered parking area for the future residents on site. As the garages would be located away from the properties, it is not considered that there would be any adverse impacts upon residential amenities.

2. Impact upon the character of the area
   The site is located within a rural area and area of Green Gap. The 2 garage blocks would form courtyard-parking area and be set into a slope of the site. The open frontages of the garages together with their hipped roof design is considered in keeping with the rural character of the area.

   The development would be read with the existing listed building on the site and so is considered to be consolidated with other development.

   There is therefore no objection to the proposed garages, in terms of their impact upon the character of the area.

3. Impact upon the setting of the listed building
   The Conservation Officer raises no objection to the proposed development, subject to submission of details of external materials, levels, and surfacing of driveway and paved area, which can be done by condition.

4. Letters of representation
   None received.

Approval: ✓ ~~**Refusal:**~~

Conditions for F/2002/7938:

Std Cond	Std Reas	
C001	R001	Full Permission, 5 Years
C012	R012	Materials to be agreed **Ins:** at end of reason: Details of the driveway and paved surfaces shall also be supplied.
C100	R100	Site Levels
C182	R182	Archaeological Investigation
C049	R049	Garaging to be retained
C122	R122	Parking & turning before occupation

Informatives
1. N16
   BSP: C2, C6, EN4
   LALP: LTV2, LC1
   WDLP (as proposed to be modified): WOS3, WCC1, WCC2, WCC7, WHE11

T Cwatson 20/1/03

To:
Harold Sanders
Urban Design And Conservation Officer

From: Natalie Brown

Date: 26 November 2002 05 DEC 2002

Application Number: F/2002/7938

Proposal: Proposed erection of 2 garages to side of dwelling..

Site Address:
Cutbush, Cutbush Lane, Shinfield, Reading.

Applicant:
Mr D Short, Streamhill Ltd C/O Seymour And Bainbridge.

Your observations are required in respect of this application within **7 days** of the above date.

PRINCIPLE AND GENERAL DESIGN ACCEPTABLE TO ME.

DETAILS + MATERIALS, INCLUDING PAVED SURFACES TO BE AGREED PLUS LEVELS.

PRECISE LOCATION ON PLOT, INCLUDING THE DRIVEWAY FROM THE GATES TO ALSO BE AGREED.

Harold Sanders

17.12.02.

Babtie Group
technical and
management
consultants

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666
reading@babtie.com

Babtie

Our ref Kgb02

Your ref As below

16th December 2002

PLANNING SERVICES | HPT 64354
POL
DC NAG | ENF
APP
CS
17 DEC 2002
COPIES TO | CX
FILE.

Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

APPLICATION F/2002/7938
Cutbush, Cutbush Lane, Shinfield

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

In line with advice contained in PPG16, Wokingham District Council Planning Policy WHE15 and 17 Development Affecting Archaeological Sites, Policy EN6 of the Berkshire Structure Plan, Policy LBE22 of the Loddon Area Local Plan. I would now advise you that the application site requires an Archaeological Watching Brief during excavation works for the proposed development. This should be by means of an archaeological watching brief to be completed once its results are submitted to yourselves this is to be secured by a condition on this application as per PPG16, Planning Conditions, Paragraph 30:

"No development shall take place within the area indicated until the applicant has 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."

I would advise you that the above application has potential archaeological implications. The site has the potential to contain Romano-British remains and consequently requires an archaeological watching brief to be undertaken in order to establish the potential impact of the development on any remains present.

A brief for an archaeological Watching Brief is enclosed.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Elizabeth Rowe
Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Cumbria
Derby
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
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Maidstone
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield

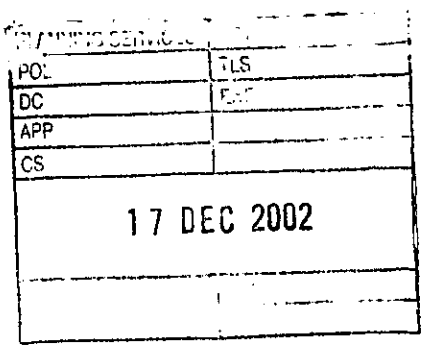
Ahmedabad
Dublin
Hong Kong
Hyderabad
Kuala Lumpur
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

Cutbush, Cutbush Lane, Shinfield

Brief for an Archaeological Watching Brief



Prepared For
Wokingham District Council
By
Babtie

Cutbush, Cutbush Lane, Shinfield
Brief for a Continuous Archaeological Watching Brief

1 Summary

This brief sets out the background and general conditions to enable a detailed specification for an archaeological scheme to be prepared and submitted for approval to Babtie Group on behalf of Wokingham District Council. The brief is valid for six months only, after which time Babtie should be contacted. Specifications produced in accordance with this brief will be considered valid for the same period of time.

2 Site Location and Description

2.1 The site is located at Cutbush, Cutbush Lane, Shinfield, at grid reference SU 7389 6880.

3 Planning Background

3.1 Planning application F/2002/7938, submitted to Wokingham District Council, proposes the erection of 2 garages to side of dwelling.

4 Archaeological Background

The site lies close to a possible Romano-British settlement and field system. As a consequence the site has the potential to contain archaeological remains.

5 Stages of Work and Techniques

5.1 The aims of the project will be to record the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the whole of the area affected by the development.

5.2 A Continuous Archaeological Watching Brief will be carried out on all areas of ground disturbance, including test-pitting, topsoil stripping, ground reduction, and the cutting of foundation, piling or other trenches.

5.3 Any surviving remains that may be destroyed or disturbed by construction works will be archaeologically excavated and recorded

5.4 All machine cut trenches shall be cut using a toothless ditching bucket. All excavations shall be overseen by a suitably qualified archaeologist.

5.5 The project will be fully recorded by descriptive context records giving details of locations, composition, depth, relationships etc, plans, sections and elevation drawings at scales of 1:10, 1:20 and 1:50 where appropriate, and photographs. Sections, plans and elevations are to include spot-heights related to Ordnance Datum in metres OD correct to two decimal

places. All finds will be recorded by context as a minimum, significant finds being recorded three-dimensionally. Provision should be made for sampling appropriate material for dating and environmental assessment.

5.6 The project will be carried out on a daily basis by a competent archaeologist and managed on a regular, agreed basis by a Member of the Institute of Field Archaeologists registered with an appropriate area of competence.

5.7 The archaeological contractor will liaise with the site agent, foreman or other representative as appropriate, with regard to access, the timing of visits, and the health and safety requirements in force on the site.

5.8 All health and safety requirements in force on the site will be adhered to by the archaeological contractor's staff.

5.9 Where human remains are encountered, they should initially be left in-situ covered and the coroner should be informed as soon as possible. Where their removal is necessary, an appropriate licence should be obtained from the Home Office.

6 Methods

The Project Specification will include a Method Statement detailing the methods and standards to be applied in the programme of work, both field and post-field.

7 Timetable and Monitoring Arrangements

7.1 Details of timing should be the subject of discussion between the developer's representative, the Archaeological consultant for Wokingham District Council and the archaeological contractor. A programme of works, monitoring, recording and access will be agreed in writing before the project commences.

7.1.1 A period of notice required to start site works following the award of the contract should be stated.

7.2 The Archaeological consultant for Wokingham District Council (or their appointed deputy) will monitor the progress and quality of the work at intervals to be agreed. A representative of the archaeological contractor should be present at all monitoring inspections.

7.2.1 The archaeological contractor will provide a projected timetable of activity on site.

8 Reporting Requirements

8.1 A report should be produced no later than 2 weeks after the completion of the fieldwork.

8.2 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

8.3 Details of style and format to be determined by the archaeological contractor. In any event it should include:-

(a) a plan(s) at an appropriate scale showing the survey area, layout of trenches (as dug) and features located;

(b) a summary table and descriptive text showing the features, classes and numbers of artefacts located, with interpretation;

(c) an evaluation of the methodology employed and the results obtained (i.e. a confidence rating);

(d) a plan at an appropriate scale showing both actual and, where possible, predicted archaeological deposits;

(e) a consideration of evidence within the wider landscape setting;

(f) any recommendations for further investigation if necessary.

9 Standards

The project should be carried out to the highest professional standards and conform to the IFA Code of Conduct and Code of Practice. The IFA's Code of approved Practice for the Regulation of Contractual Arrangements in Field Archaeology will be applied throughout the selection procedure and contract period.

10 Archive Deposition

10.1 All finds (other than those of gold or silver) are the property of the landowner. The agreement of the landowner for the ownership of any finds to be transferred to an appropriate museum will be sought.

10.2 Provision should be made for the deposition of archive and artefacts in an appropriate local authority museum. The museum should be advised of the proposed investigation before excavation starts and the specification should include any reasonable requirements they may have regarding conservation and storage of excavated material and archive. The archive should be prepared in accordance with the guidelines published in *Guidelines for the preparation of Excavation Archives for long-term storage* (United Kingdom Institute for Conservation, 1990) and *Standards in the Museum care of archaeological collections* (Museums and Galleries Commission, 1994)

11 Publication and Dissemination

11.1 A copy of the results will be supplied to the Wokingham SMR on the understanding that this will become a public document after an appropriate period of time (usually not exceeding six months).

11.2 The archaeological contractor will supply the SMR with a full set of catalogued slides taken during the projects, together with selected negatives, for future use in lectures, publications, or other publicity material.

11.3 An estimate of time and staff resources required for report production should be provided. This should include details of arrangements for specialist conservation and analysis of artefacts and ecofacts.

11.4 Details of style and format to be determined by the archaeological contractor. However, the report *must* have a front sheet providing the following information:

- Site name
- Grid Reference
- Site activity (eg Evaluation trenching, geophysical survey, fieldwalking, etc.
- Date and duration of project
- Site code
- Area of site
- Summary of results
- Monuments identified (this *must* be referenced to the RCHME Thesaurus of Monument Types)
- Location and reference of archive

11.5 The report should also include:

(i) a summary of the project's background;
(ii) the site location;
(iii) a methodology;
(iv) a description of the project's results;
(v) an interpretation of the results in the appropriate context;
(vi) a summary of the contents of the project archive and its location (including summary catalogues of finds and samples);
(vii) site layout plans on an Ordnance Survey base, with the location of the trenches superimposed on the results of any earlier, non-intrusive surveys;
(viii) plans of each trench or area;
(ix) trench sections and feature sections;
(x) site matrices where appropriate and
(xi) a consideration of evidence within the wider setting.

12 Oasis Project Reporting

The Wokingham SMR is taking part in the pilot study for the *Online Access to Index of Archaeological Investigations* (OASIS) project. The overall aim of the OASIS project is to provide an online index to the mass of archaeological grey literature that has been produced as a result of the advent of large-scale developer funded fieldwork. **The archaeological contractor must therefore complete the online OASIS form at http://ads.ahds.ac.uk/project/oasis/.** If the archaeological contractor does not have internet access a paper copy of the form can be obtained from the Wokingham SMR, Babtie Group, School Green, Shinfield, Reading RG2 9HL. Contractors are advised to contact the Wokingham SMR prior to completing the form. Once a report has become a public document

by forming part of a planning application, Wokingham District Council will place the information on a website. Please ensure that you and your client agree to this procedure in writing as part of the process of submitting the report to the Principal Archaeologist.

13 Other Factors

13.1 The specification may be varied, subject to agreement between the contractor, the landowner/developer and the Principal Archaeologist, in response to significant discoveries.

Wokingham District Council
Planning Application

Town and Country Planning (General Development Procedure) Order 1995 – Notice under Article 8

AND/OR

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

Application No: 2002/7938

Proposal:
Proposed erection of 2 garages to side of dwelling.

Location:
Cutbush Cutbush Lane Shinfield Reading

This application is being advertised in the Reading Chronicle newspaper on the 13/12/2002 for the following reason(s);

SITE IS WITHIN THE CURTILAGE OF A LISTED BUILDING

The application can be inspected at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY (9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday. closed all day Wednesday)

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham, Berkshire, RG40 1WR to arrive before **03/01/2003**. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Date: 13/12/2002

11/12
Displayed on door with red SN.
NMS

Application Number : F/2002/7938	Map No : 72
Case Officer : NAB	Site Area : 1.64 06/11/02
Valid Date : 25 NOV 2002	Report Date : 06/11/2002

WOKINGHAM BOROUGH COUNCIL
Aiming for Excellence

Level : Delegated Application

Description : Proposed erection of 2 garages to side of dwelling.

Location : Cutbush, Cutbush Lane, Shinfield, Reading.

Parish : SH Ward : SHI

Applicant : Mr D Short, Streamhill Ltd C/O Seymour And Bainbridge.

Fee Required: £110 Fee Received: £220 (1)

Additional: ..... or Refund: ....£110.00.....

Enforcement Section to be notified ☐ (tick if required)

Additional information required for validation;

REASON	NOTES	DATE REQ	DATE RECD
LOCATION PLANS			
BLOCK PLANS			
FORMS UNSIGNED			
S.66 MISSING/INCORRECT/ UNSIGNED			
ELEVATION PLANS			
FLOOR PLANS	No floor plan	phoned 20/11	25 NOV 2002
NO SCALE OR SCALE IS IMPERIAL			
ENCROACHMENT LETTER REQUIRED			
OTHER			

POSITIVE ABOUT DISABLED PEOPLE
INVESTOR IN PEOPLE

Is the site in a Conservation Area: ☐ Yes ☐ No I f "Yes" which one _____

Is the site a Listed Building: ☐ Yes ☐ No Curtilage

Is a Statutory Advertisement required: ☑ Yes ☐ No within curtilage of LB

INTERNAL CONSULTATIONS

Building Control

Heritage (Harold Sanders) ✓

Landscape

Trees

Environmental Health

Housing

Leisure & Cultural Services

Public Rights of Way Officer

Property

Policy & Plans

Joint Strategic Planning Unit

Archaeological Officer (BABTIE)

Education

Social Services

Highways

EXTERNAL CONSULTATIONS

Adjacent DPA : _____

Adjacent Parish : _____

SEB

British Gas

Oil pipeline

Transco

Environment Agency

Railtrack

Police Arch Officer

HERITAGE BODIES

Victorian Society
The Georgian Group
Ancient Monuments Society
Council for British Arch
RCHME
NRPB (Telecommunications)
Sport England
Society for Proct' of Ancient Bldgs
English Heritage

OTHERS

Green gap & wedges
Rural Area
Countryside

NEIGHBOURS

S/N + see map
Ind site inside red line. ✓

No pre-apps

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 26 November 2002

My ref: F/2002/7938

WOKINGHAM UNITARY
Aiming for Excellence

Councillor M Bryant
Rosebry
19 Salmond Road
Shinfield
RG2 8QN

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

Dear Councillor

Application Number: F/2002/7938
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of 2 garages to side of dwelling.

I write to let you know that the above mentioned application has been received.

At this stage a recommendation has not yet been made. This form should only be returned if it is likely that you might wish for the application to be listed for consideration by the Development Control Committee. This form must be received no later than 28 days from the date of this letter.

If you have concerns about the proposals it may be possible for these to be addressed during the consideration of the application. In these circumstances it would be helpful if you could discuss these with the case officer **Natalie Brown** on **(0118) 974 6492** in the first instance.

Yours sincerely
Trevor Watson
Development Control Manager

LISTING FORM
Case officer: **Natalie Brown** Application Number: **F/2002/7938**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of 2 garages to side of dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor M Bryant

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 26 November 2002

My ref: F/2002/7938

WOKINGHAM UNITARY
Aiming for Excellence

Councillor B Patman
Meadow View
Basingstoke Road
Spencers Wood
Reading
RG7 1AL

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
Minicom No: (0118) 974 6991
DX: 33506 – Wokingham

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Yours sincerely
Trevor Watson
Development Control Manager

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Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of 2 garages to side of dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor B Patman

**********FILE COPY**********

**********FILE COPY**********

Tel: (0118) 974 6492

Date: 26 November 2002

My ref: F/2002/7938

WOKINGHAM UNITARY
Aiming for Excellence

Councillor A Pollock
8 Halfacre Close
Spencers Wood
Reading
RG7 1DZ

Environmental Services Department
Planning Services
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Fax: (0118) 974 6484
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Proposed erection of 2 garages to side of dwelling.

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Yours sincerely
Trevor Watson
Development Control Manager

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Case officer: **Natalie Brown** Application Number: **F/2002/7938**
Cutbush, Cutbush Lane, Shinfield, Reading.
Proposed erection of 2 garages to side of dwelling.
I wish this application to be listed should the officers recommendation be for: GRANT/REFUSAL and my reasons are:

_____

_____

Should the officers recommendation be in accordance with my views I am happy for the application to be determined under delegated powers. YES/NO

Signed: _____ Date: _____

Councillor A Pollock
**********FILE COPY**********

Received by Wokingham District Council

Application No: F/2002/7938

Proposal:
Proposed erection of 2 garages to side of dwelling.

Location:
Cutbush, Cutbush Lane, Shinfield, Reading.

The application is available for inspection at Wokingham District Council's offices during the following times:

PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to quote application number F/2002/7938 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Natalie Brown P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 20/12/2002. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Trevor Watson
Development Control Manager

26 November 2002

Organisation_Name	Building_Name	address1	Postcode
	GRANGE COTTAGE	GRANGE COTTAGECUTBUSH LANEREADING	RG2 9AF
	1 SHINFIELD GRANGE CO'	1 SHINFIELD GRANGE COTTAGESCUTBUSH LANER	RG2 9AF
	2 SHINFIELD GRANGE CO'	2 SHINFIELD GRANGE COTTAGESCUTBUSH LANER	RG2 9AF
UNIVERSITY OF READING	PLANT ENVIRONMENT LAI	PLANT ENVIRONMENT LABORATORY OLDHOUSE F/	RG2 9AD
	CUTBUSH	CUTBUSHCUTBUSH LANEREADING	RG2 9AL
	LODGE COTTAGE	LODGE COTTAGECUTBUSH LANEREADING	RG2 9AF
CHAMBERS COMMERCIAL INSURANC	SHINFIELD GRANGE	SHINFIELD GRANGECUTBUSH LANEREADING	RG2 9AF
THE COLLEGE OF ESTATE MANAGEM			RG2 9AF
	BADGERS FARM	BADGERS FARMCUTBUSH LANESHINFIELD	RG2 9AL
LAND ADJ	GRANGE LODGE		
BURKE COLLIS & PARTNERS PROJEC	SHINFIELD GRANGE	SHINFIELD GRANGECUTBUSH LANEREADING	RG2 9AF

Neighbour list F/2002/1938

25 NOV 2002 7938

Seymour & Bainbridge

CHARTERED ARCHITECTS

In Association with Purcell Miller Tritton & Partners

8A ST. THOMAS STREET WINCHESTER HAMPSHIRE SO23 9HE

TEL: 01962 - 868027
FAX: 01962 - 841678

Wokingham District Council
Civic Offices,
Shute End,
WOKINGHAM,
RG40 1NR

06 NOV 2002

SJG/JS/744(10091)
4th November 2002

Dear Sirs,

CUTBUSH, SHINFIELD

We enclose 6 copies of the completed forms in connection with our application for new garaging which were omitted in error.

Please accept our apologies and we hope that you will be able to continue in processing our application.

Yours faithfully,

SIMON GODDARD
Seymour & Bainbridge

Encs.

cc: Mr D. Short
Mr J. Bailey
Mrs J. Evans

25.NOV.2002 7938

Seymour & Bainbridge

CHARTERED ARCHITECTS

In Association with Purcell Miller Tritton & Partners

8A ST. THOMAS STREET WINCHESTER HAMPSHIRE SO23 9HE

TEL: 01962 - 868027
FAX: 01962 - 841678

Wokingham District Council
Civic Offices,
Shute End,
WOKINGHAM,
RG40 1NR
United Kingdom

04 NOV 2002

No forms.
Phoned
To follow. 4/11

SJG/SES/744(10084)
1st November 2002

Dear Sirs,

CUTBUSH, SHINFIELD

We enclose the following in connection with our application for planning permission for the proposed new garaging at the property above:-

- 1 set of completed forms
- 6 copies of drawings 74403/1, 2A, 3
- A cheque in the sum of £220 to cover the plan fee

Additional supporting information will be provided by Development Land and Planning Consultants Ltd under separate cover.

Please call if you have any queries with our proposal.

Yours faithfully,

SIMON GODDARD
Seymour & Bainbridge

Encs.

cc: Mr D. Short Streamhill Ltd
Mr J. Bailey DLP
Mrs J. Evans

Seymour & Bainbridge

CHARTERED ARCHITECTS

In Association with Purcell Miller Tritton & Partners

8A ST. THOMAS STREET WINCHESTER HAMPSHIRE SO23 9HE

TEL: 01962 - 868027
FAX: 01962 - 841678

Wokingham District Council
Civic Offices,
Shute End,
WOKINGHAM,
RG40 1NR

25.NOV.2002 7938

25 NOV 2002

SJG/JS/744(10154)
21st November 2002

Dear Sirs,

CUTBUSH, SHINFIELD

We enclose 6 copies of the floor plans for the garaging as requested.

We trust this will now enable you to continue in processing our application.

Yours faithfully,

SIMON GODDARD
Seymour & Bainbridge

Encs.

cc: Mr D. Short
Mr J. Bailey
Mrs J. Evans

Environmental Services

For office use only.
Application number: 06 NOV 2002

25 JUL 2002 7938

Householder planning application form

WOKINGHAM UNITARY
Aiming for Excellence

Please answer all questions in CAPITAL letters.
If any question does not apply to you, put N/A in the space.
Please send six copies of the filled in form and your plans to the address on the front of the folder.
We provide guidance notes to help you fill in the form. If you have any questions, please call Planning Support on 0118 974 6428 or 0118 974 6429.

1	Your name Address and postcode Phone number	% MR. D. SHORT STREAMHILL LTD. BROOKLANDS MARSH LANE EVERSLEY, HOOK, RG27 0PD.
	Agent's Name Address and postcode Phone number	SEYMOUR & BAINBRIDGE 8A ST. THOMAS STREET WINCHESTER HAMPSHIRE SO23 9HE 01962 868027.
3	Site We need you to send in six copies of the 1:2500 scale location plan and six copies of the 1:500 scale block plan, with the site outlined in red. You can buy these maps from the Environmental Services reception or order them by phoning 0118 974 6485.	CUTBUSH CUTBUSH LANE SHINFIELD NR READING.
4	Give brief details of the proposal for example, two storey side extension. About the application	TO CONSTRUCT 2 No. GARAGES.
5	Are there any trees on the site? If Yes, please show their positions, spread and species of the trees on the plans. Say which trees you plan to cut down.	Yes ☑ No ☐
6	Please list the external materials you will use for example, red brick to match any existing bricks and dark stained timber.	BRICK PLINTHS, DARK STAINED TIMBER AND CLAY PLAIN TILES.
7	Will the proposal change the pedestrian or vehicle access to the site? Please show details of the existing access and any proposed changes on the plans.	Yes ☐ No ☑
8	Will the car parking provision at the site be changed? If Yes, please show details of any changes on the plans.	Yes ☐ No ☐

Crystal Mark
Clarity approved by Plain English Campaign

Please turn over

9	How many bedrooms does the property have?	Existing: NO CHANGE.	Proposed:
10	Does a public right of way touch the site? If yes, please show the route and any proposed alternative on the plans.	Yes ☐	No ☑
11	Checklist. Please make sure that you enclose the following.		
	a Six copies of this form signed and dated.		
	b The fee (We have attached a current scale of fees). If you do not have to pay a fee, please say why below.		
	c Six copies of each set of plans and drawings listed below.		
	• 1:2500 scale location plan with the site outlined in red.		
	• 1:500 scale site layout plan.		
	• 1:100 or 1:200 scale floor plans and elevations.		

12 Certificate of ownership (Section 66 Town & Country Planning Act 1990)
Please delete either certificate A or certificate B. If neither apply, you must fill in a full certificate which you can get from Environmental Services.

(Owner means a person with a freehold interest, or someone who is a leasehold tenant with at least seven years left on their agreement)

Certificate A

I certify that

- At the beginning of the period of 21 days ending with the date of the application nobody, except the applicant, owned any part of the land which the application relates to.
- None of the land forms part of an agricultural holding.

~~**Certificate B**~~

~~I certify that~~

- ~~I or the applicant has given the necessary notice to everyone else who (at the beginning of the period of 21 days ending with the date of the application) owned any part of the land which the application relates to as listed below.~~

~~Owner's name~~ ~~Address at which the notice was served~~ ~~Date on which the notice was served~~

~~None of the land forms part of an agricultural holding.~~

Your signature: [signature]

on behalf of STREATHILL LTD C/O SELLMOUR & BAINBRIDGE

Date 1/11/02

Please tick this box if you or your husband, wife or partner are employed by Wokingham District Council ☐

THE FOLLOWING SCANNED IMAGES ARE DOCUMENTS OF BAD QUALITY OR ARE PHOTOCOPIES.



FOR THIS REASON THEY MAY APPEAR UNREADABLE ON SCREEN

1933 ~~CUTBUSH~~

① BADGERS FARM CUTBUSH LANE

ADDRESS

PARISH SHINFIELD

LISTED

PLOT No.

ORD.SHEET No. SU 736B

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
R/52/67		Dr. J.S.B Bray	Restaurant	10.4.67		REF
R/53/67		"	Antique Shop			REF
LB/2000/1046			Division of prop. into 2 dwell.	5.7.00		C/A
F/2000/1081			"	"		C/A
	FP/2000/0757		Alt. to create 2 dwell from a RES. property	6.7.00	APP	
LB/2001/3278		Mr Burley	Repl. wind, int alt, refurbishment & conv of Barn to habitable Space	5.12.01		REF
F/2001/3317		"	Erect new entrance gates	23.3.01		REF
LB/2001/3387		"	Wall + entrance gates	23.3.01		REF
F/2001/3492		"	Erect det. garage for 4 cars with storage in roof	3.7.01		REF
F/2000/2040			division of dwell into 2.		8/11/00	WD
LB/2000/2042			" " " " "		8/11/00	WD

MINISTRY DECISION: PD Enq - Conv of Barn to Res. Use. C Brench - 16.01.01 - remote

SPECIAL ORDERS: PD Enq - Mr. Dean - Subdivision on property 10.3.00

1933 BADGERS FARM

② ~~CUTBUSH~~ Cutbush Lane

ADDRESS

PARISH Shinfield

PLOT No.

ORD.SHEET No.

Planning No.	Building No.	Applicant	Description of Development	Date	Decision	
					Building	Planning
LB/2002/7298		Mr Short	Int alts + external work			
F/2002/7763		Streamhill Ltd	C of U. Barn to Res			
LB/2002/7762		"	"			
F/2002/7938		Mr. D. Short	Erect 2 Garages to S/dwelling			

MINISTRY DECISION:

SPECIAL ORDERS:

Please File

Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Babtie

Our ref Kgb02

Your ref As below

22nd May 03

69371

PLANNING SERVICES	HPT
POL	TLS
DC NB	ENF
APP	
CS	
23 MAY 2003	
COPIES TO	ACK:
	FILE:

Natalie Brown
Planning Services
Wokingham District Services
PO Box 157
Shute End
Wokingham
RG40 1WR

Dear Natalie,

APPLICATION F/2002/7938
Cutbush, Cutbush Lane, Shinfield

Regulation 4 Town and Country Planning (Applications) Regulations 1988
ARCHAEOLOGICAL WATCHING BRIEF

I can confirm that the Written Scheme of Investigation prepared by TVAS for the above project is acceptable.

I will write to you when I have received and approved the finished report.

If you wish to discuss this matter, please contact me on 0118 988 1611.

Yours sincerely,

Kev Beachus
Senior Archaeologist

Group Offices:
Aberdeen
Aylesbury
Bedford
Belfast
Birmingham
Brighton
Cambridge
Cardiff
Chelmsford
Coventry
Croydon
Derby
Dublin
Edinburgh
Exeter
Glasgow
Inverness
Ipswich
Lincoln
London
Maidstone
Manchester
Newcastle upon Tyne
Nottingham
Oxford
Preston
Reading
Telford
Wakefield
Wallingford
Westminster

Ankara
Hong Kong
India
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

THAMES VALLEY
ARCHAEOLOGICAL
SERVICES Ltd
47-49 DE BEAUVOIR ROAD. READING, RG1 5NR, TELEPHONE (0118) 9260552
EMAIL tvas@tvas.co.uk WEBSITE http://www.tvas.co.uk FAX (0118) 9260553

Director of Planning,
Wokingham District Council,
Planning Services,
PO Box 157,
Wokingham,
RG40 1WR.

72996.
PLANNING SERVICES
PCL
DC NAB.
APP
CS
18 SEP 2

Your ref: F/2002/7938
Our ref: 03/38

16th September 2003

Offices NAB

Dear Sir,

Cutbush, Cutbush Lane, Shinfield
Archaeological watching brief

I am pleased to enclose a copy of our report for this project. Unfortunately we did not find anything of interest on this occasion

I have also forwarded a copy to Mr. Beachus at Babtie.

I hope that this is to your satisfaction but no doubt you will be in touch if there are any queries.

Yours sincerely,

Steve Ford

Dr. S Ford
enc

THAMES VALLEY

ARCHAEOLOGICAL

SERVICES

Cutbush, Cutbush Lane, Shinfield, Reading, Berkshire

An Archaeological Watching Brief

by Sarah Coles and Andrew Mundin

Site Code CLS03/38

(SU73936 82)

Cutbush, Cutbush Lane, Shinfield, Reading, Berkshire

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For Streamhill Limited

by Sarah Coles and Andrew Mundin

Thames Valley Archaeological Services Ltd

Site Code CLS 03/38

September 2003

Summary

Site name: Cutbush, Cutbush Lane, Shinfield, Reading, Berkshire

Grid reference: SU 7393 6782

Site activity: Watching Brief

Date and duration of project: 19th May to 16th September 2003

Project manager: Steve Ford

Site supervisor: Sarah Coles and Andrew Mundin

Site code: CLS 03/38

Area of site: *c.* 144 sq m

Summary of results: No archaeological finds or deposits were recorded.

Monuments identified: None

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, 47-49 De Beauvoir Road, Reading, RG1 5NR and will be deposited with Reading Museum Service in due course.

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Report edited/checked by:	Steve Ford✓ 15.09.03
	Joanna Pine✓ 15.09.03

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Report 03/38

Introduction

This report documents the results of an archaeological watching brief carried out at Cutbush, Cutbush Lane, Shinfield, Reading, Berkshire SU 7393 6782 (Fig. 1). The work was commissioned by Ms J Evans of Jo Evans Planning and Historic Buildings Consultant, 45 Weydon Hill Road, Farnham, Surrey, GU9 8NX, on behalf of Mr D Short, Streamhill Limited, c/o Seymour and Bainbridge, 8a St Thomas Street, Winchester, Hants SO23 9HE.

Planning permission (F/2002/7938) has been granted to construct two new garages, subject to a condition (4) relating to archaeology, which requires a watching brief to be carried out during groundworks.

This is in accordance with the Department of the Environment's Planning Policy Guidance, *Archaeology and Planning* (PPG16 1990), and Wokingham District Council's policies on archaeology. The field investigation was carried out to a specification approved by Mr K Beachus, Senior Archaeologist at Babtie, advisers to the District on archaeological matters. The fieldwork was undertaken by Sarah Coles and Andrew Mundin on the 2nd June and 16th September 2003. The site code is CLS 03/38.

Location, topography and geology

The site is located on a rectilinear plot of land on the north-west side of Cutbush Lane on the opposite side of the road to Shinfield Grange (Fig 2). The site lies to the south of Reading, north-east of Shinfield village centre and west of the River Loddon. The proposed development plot was located on a slight bank sloping from north-west to south-east. The site is located on the border between London Clay and Valley Gravels (BGS 1946), and lies approximately 47m above Ordnance Datum.

Archaeological background

The site's archaeological potential derives from its location within the Loddon Valley in an area rich in archaeological deposits. Many of these features are visible from the air (Gates 1975) and evidence has been obtained from field survey (Ford 1994–7). A wide range of dates and site types are present in the area. To the west of the proposal site, field evaluations uncovered elements of a probable late Iron Age ditch (Saunders 2001;

Taylor 2001). Iron Age and Roman boundary features and a cremation burial have recently been located further to the west on Hollow Lane (Taylor 2002). The proposal site lies close to the site of an L-shaped pond, which is probably an ornamental feature of post-medieval date, but is possibly a medieval moat.

Objectives and methodology

The purpose of the watching brief was to:

1. Observe and record all archaeological deposits within areas of ground disturbance associated with the groundworks
2. Excavate and record any archaeological deposits which would be at risk of being damaged or disturbed during the groundworks
3. Produce, where possible, relative and absolute dating and phasing for the features on site.
4. Provide, if possible, information on the economy and the local environs of the site.
5. Establish the character of the deposits, in order to define functional areas and produce a settlement history of the site.

In order for the new garages to have access to the driveway, a rectangular 'courtyard' area and the garages needed to be levelled. Foundation trenches for the new garages were not being excavated as the structures were to be built on a concrete slab. The footings observed were for the enclosure wall for the courtyard.

Results

Prior to the archaeological observation, the previous landowner had already disturbed the ground in this area. The levelling of the courtyard was observed and between 0.20m and 1.03m of overburden was removed from the bank, over an area that covered *c.* 9m by 16m (Fig. 3). In the majority of the stripped area, natural was not exposed and made-ground was revealed. This was of modern date, as it contained modern brick and bottle glass which was not retained. Only a small area of undisturbed geology was uncovered on the western part of the levelled area, 2.2m by 23m. This natural was sterile sandy clay and was closely examined. No archaeological cut features or finds were observed. The footings of a brick wall, which was to surround part of the 'court yard' was also observed. These were 0.30m wide and 0.40 deep. These were observed in the north-east and south-east part of the site, and due to the lack of overburden in this area, natural was exposed in these trenches. No archaeological features or finds were uncovered.

Finds

No archaeologically relevant finds were observed during the watching brief, and any modern finds seen were not retained.

Conclusion

No archaeological deposits were noted on the site, nor any finds recovered.

References

BGS, 1946, *British Geological Survey*, 1:50 000, Sheet 268, Drift Edition, Keyworth

Ford, S, 1994-7 The Loddon Valley (Berkshire) fieldwalking survey, *Berkshire Archaeological Journal* 75,11-34

Gates, T, 1975, The Middle Thames Valley, and archaeological survey of the river gravels. *Berkshire Archaeological Committee* publication 1,Reading

PPG 16, 1990, *Archaeology and Planning*, Dept of the Environment Planning Policy Guidance 16, HMSO

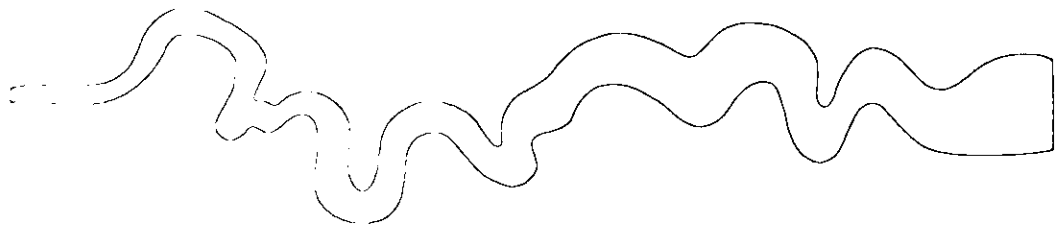
Saunders, M J, 2001, 84 Oatlands Road, Shinfield, Wokingham, Berkshire, Archaeological evaluation, Thames Valley Archaeological Services report 00/72, Reading

Taylor, A, 2001, 82 Oatlands Road, Shinfield, Wokingham, Berkshire, Archaeological evaluation, Thames Valley Archaeological Services report 01/23, Reading

Taylor, A, 2002, 'Excavation of Iron Age and Roman Landscape features at Hollow Lane, Shinfield, Berkshire 2002, Thames Valley Archaeological Services draft publication report 02/14, Reading

TIME CHART

	Calendar Years
Post Medieval	AD 1500
Medieval	AD 1066
Saxon	AD 410
Roman	AD 43
	AD 0 BC
Iron Age	750 BC
Bronze Age: Late	1300 BC
Bronze Age: Middle	1700 BC
Bronze Age Early	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10,000 BC
Palaeolithic: Upper	50,000 BC
Palaeolithic: Middle	70,000 BC
Palaeolithic: Lower	2,000,000 BC



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DATE: 16/12/02

TO: Elizabeth Rowe

FROM: Natalie Brown **Planning Services.**

NUMBER OF PAGES INCLUDING THIS HEADER SHEET: 4

RECIPIENT FAX NUMBER: 0118 988 1666

OUR FAX NUMBER: (0118) 974 6484

SUBJECT: Cutbush, Cutbush Lane
F/2002/7938

NOTES: Garage plans + site plan as requested

* * * COMMUNICATION RESULT REPORT (16.DEC.2002 14:50) * * *

TTI WDC PLAN&TRANSPORT

FILE	MODE	OPTION	ADDRESS (GROUP)	RESULT	PAGE
529	MEMORY TX		99881666	OK	P. 4/4

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E-1) HANG UP OR LINE FAIL
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