

BERKSHIRE ARCHAEOLOGY

Berkshire Record Office
9 Coley Avenue
Reading
RG1 6AF

☎ 0118 937 5976

E-Mail: info@berkshirearchaeology.org.uk

15th October 2025

CONSULTATION RESPONSE – RE: 252252 L'Ortolan Restaurant Church Lane Shinfield

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

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record and as stated in the Heritage Statement submitted with the application. The site is likely to be within the grounds of the Medieval Manor of Shinfield, close to the Norman Church of St Mary's which has 11th century origins. Occupation evidence c.50m to the west of the site may suggest the 11th-12th century historic core of Shinfield extended in this direction from the Church. Medieval settlement, quarrying, and small-scale industrial activity has been evidenced at The Manor, adjacent to the church c.150m south of the site, where the excavated assemblage suggested iron working, weaving, firing of clay, and possible manufacture of tiles, were taking place. Medieval Ridge and Furrow has been identified at Brookers Hill c.250m northeast of the site indicating the wider area was under cultivation at that period. In addition, several Medieval find spots have been recorded in the adjacent field north of the site.

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

Condition:

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

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

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording

4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

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

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

Reason:

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

The proposed development consists of works to the Grade II Listed property, addition of a new garage block and landscaping. The works to the existing buildings are unlikely to have significant impact due to previous ground disturbance, however in other areas of the property it is possible that there has been minimal previous ground disturbance, permitting potential archaeology to remain, and this will need to be tested.

In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, an **archaeological monitoring and recording** exercise in the form of a **Watching Brief** is likely to represent an appropriate programme of works. The new garage building, landscaping, and installation of any services all have the potential to impact below ground archaeology and should be considered within the mitigation plan.

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

Linden Ellicott
Archaeology Officer