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Archaeological Desk-Based Assessment

Parcel S, Buttenshaw Avenue, Arborfield, RG2 9LL

Iceni Projects Limited on behalf of
Hicks Development Ltd

July 2025

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ON BEHALF OF HICK
DEVELOPMENT



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Archaeological Desk-Based
Assessment

Archaeological Desk-Based Assessment

of the Proposed Development at

Parcel S, Buttenshaw Avenue, Arborfield RG2 9LL

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Non-technical Summary

Iceni Projects has been commissioned by Hicks Development Ltd (Hicks) to carry out and Archaeological Desk-Based Assessment in advance of the Proposed Development on the Site of Parcel S, Buttenshaw Avenue, Arborfield Green RG2 9LL.

This Archaeological Desk-Based Assessment assesses the potential presence and significance of archaeological assets on the Site, and the impact of the Proposed Development on such assets. Historic structures, above-ground heritage assets and their setting are not specifically considered in this assessment except where they are relevant to the archaeological interpretation of the Site.

The Proposed Development will comprise redevelopment of the Site to provide four new buildings with surrounding landscaping works and associated features.

This assessment concludes that the potential presence and significance of archaeology on the Site is as follows:

- **Low to Medium Potential** for prehistoric remains relating to Bronze / Iron Age occupation and agricultural activity of **Local Significance**.
- **Low to Medium Potential** for Roman occupation and settlement remains of **Local significance**
- **Medium Potential** for medieval remains relating to agricultural features, farm outbuildings, landscaping features and stray finds outside the moated enclosure of the moated site of **Regional Significance**
- **Medium to High potential** for post-medieval remains relating to agricultural features and Arborfield Garrison of **Negligible to Local Significance**

This report concludes that impacts associated with the Proposed Development have the potential to partially truncate or completely remove impact buried heritage assets within the Site, where present.

This document will assist the Local Planning Authority in determining whether determine whether planning consent is permissible with consideration to the Local Plan and the National Planning Policy Framework. Furthermore, this assessment will the Local Planning Authority in determining whether intrusive archaeological evaluation is required in this instance to inform a decision on the planning application, or whether any such requirement can be addressed via planning condition.

1. Introduction

1.1. Overview

- 1.1.1 This Archaeological Desk-Based Assessment (DBA) has been prepared by Iceni Projects on behalf of Hicks Development Ltd (Hicks) to support a reserved matters planning application and to provide a baseline archaeological assessment at Parcel S, Buttenshaw Avenue, Arborfield Green RG2 9LL ('the Site' Figure 1). The purpose of this document is to assess, as far as reasonably possible using existing records, the potential nature, extent, and significance of the buried heritage within the Site, identify the potential for unknown assets, and evaluate the potential impact on the historic environment arising from the Proposed Development.
- 1.1.2 This document has also been undertaken in accordance with the relevant Legislation, Policy, and Technical Guidance. A full summary of the relevant professional Technical Guidance is provided in **Section 3** and **Appendix A**, which also includes an overview of the relevant Historic England policy and Chartered Institute for Archaeologists (CIfA).
- 1.1.3 A Historic Environmental Record (HER) search of a 1km radius from the Site boundary has been utilised to produce a comprehensive baseline of the archaeological background of the Site (Figure 2 and Figure 3).

1.2. Site Location

- 1.2.1 The Site comprises an area of approximately 1.2 ha and is located to the southeast of Arborfield. The Site is bound to the north by Princess Marina Drive and Biggs Lane and to the east, south and west by Buttenshaw Avenue and residential housing. The existing use of the Site comprises a number of utilitarian buildings, trees and hedge plantings, access road and landscaped open space.
- 1.2.2 The approximate centre of the Site lies at National Grid Reference 477026, 165707.
- 1.2.3 The Site lays adjacent to the scheduled monument Moated Site north of Moat House (1009886) as designated by Historic England, as shown in Figure 3. Moated houses were high status residences during the Medieval period.

1.3. Planning Background and Description of Development

- 1.3.1 In the context of planning and development, the conservation of the historic environment is a material consideration. Section 16 of the National Planning Policy Framework (NPPF) (updated December 2024) specifically Paragraphs 202 to 221 address the conservation and enhancement of the historic environment; these set out the local planning authority's responsibilities when dealing with planning proposals which have the potential to impact on cultural heritage assets. These policies emphasise the importance of balancing the need for the conservation of heritage assets with the desirability of new development.
- 1.3.2 A comprehensive summary of all the relevant planning legislation and policy is provided in **Appendix A**.
- 1.3.3 **Policy CP3** – General Principles for Developments, Wokingham Core Strategy (2010). This general principle states that:

“Planning permission will be granted for proposals that have no detrimental impact upon important...heritage....features.”

- 1.3.4 **Policy TB25** – Archaeology, Managing Development Delivery local plan (February 2014):
- (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.*
- 1.3.5 **Policy IRS4** – Protection and enhancement of the historic character of the area, Arborfield & Barkham Neighbourhood Plan 2019 – 2036 (April 2020):
- This policy demands that development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically, the local historic environment, including the setting of Listed Buildings, Scheduled Monuments and other historically significant buildings.
- 1.3.6 The Moat House Area Development Brief Framework (November 2018):
- The Brief sets out the approach to be adopted in developing The Moat House Area which incorporates the Scheduled Monument Moat House (1419613), Parcel S and Parcel AA specifically, following the grant of outline planning permission.
- 1.3.7 The production of the Brief detailed above is a specific requirement of Condition 8 of the Outline Consent for the whole site. The framework describes the Site as:
- 1.3.8 *‘...a small constrained development parcel which lies adjacent and to the east of the Moat House & Moat. It currently comprises a number of utilitarian buildings. It is adjacent to existing residential properties with tree and other planting along the boundaries’.* Parcel S is part of a larger package of land subject to an approved Planning Application.

1.4. Consultation

- 1.4.1 In December 2014 the formal pre-application process was initiated for a proposed major led development at the former army camp at Arborfield Garrison and adjacent land. The proposed masterplan included 61.2ha of residential development, 5.64ha of commercial development, one primary school and one secondary school, two areas of SANGS (Suitable Alternative Natural Green Space). An Archaeological Desk-Based Assessment (MOLA 2014) was produced in support of the application, and an outline planning application for the entire development was granted 2nd of April 2015 (Planning Application O/2014/2280).
- 1.4.2 Prior to approval of the first reserved matters application for each phase of the development a programme of archaeological works shall be carried out as stipulated by Condition 69 of the Planning Application.
- 1.4.3 The current proposals progressed through this process (the ‘Proposed Development’) and comprise redevelopment of the Site to provide four new buildings and surrounding

landscaping.

- 1.4.4 On the 21st of May 2025, a Historic Environment Record (HER) search of a 1km radius from the Site boundary was submitted to the Berkshire HER. This was acknowledged, and the records issued on the 28th of May 2025 by the HER Officer.
- 1.4.5 Once complete, this assessment will be sent to the Archaeological Advisor at Berkshire County Council.

2. Objectives

2.1. Scope

2.1.1 Paragraph 207 of the National Planning Policy Framework (NPPF) advises that:

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.

2.1.2 The aim of this DBA is to provide the Local Planning Authority with sufficient information to determine whether or not consent is justifiable with consideration to how the Proposed Development will affect any buried heritage assets surviving on site.

2.1.3 The purpose is to identify all known assets potentially affected by the Proposed Development, and the potential for currently unknown buried heritage assets; to gain an understanding of the buried heritage resource in order to understand their Significance and to inform strategies for evaluation, mitigation, or management as appropriate.

2.1.4 Any archaeological remains present with Site have the potential to contribute to the research questions and research agenda set out in the Solent-Thames Research Framework.¹

2.2. Standard and Guidance

2.2.1 This document has been undertaken pursuant to the professional guidance issued within the ClfA guideline (2014b) for Desk-Based Assessments as:

Standard

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

Guidance

A desk-based assessment is a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including

¹ Hey, G and Hind, J. (ed.) 2014 *Solent-Thames Research Framework for the Historic Environment* Resource Assessments and Research Agendas

appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national, or international context as appropriate.

2.2.2 To summarise, the key aims of this Archaeological DBA are to:

- Identify and map all the known designated heritage assets and non-designated buried heritage assets within the Site and surrounding Study Area;
- Describe the Significance of such assets;
- Assess the potential for unknown buried heritage assets that may be affected by the proposals;
- Identify the extent of previous ground disturbance which may have affected buried heritage assets survival; and,
- Provisionally assess the likely impacts upon the Significance of the assets arising from the Proposed Development.

3. Methodology and Sources Consulted

3.1.1 This section presents the definition and describes the technical methods used to determine the **Archaeological Potential** of the Site, and the **Significance** of the buried heritage assets potentially affected by the Proposed Development.

3.2. *Archaeological Potential*

3.2.1 **Archaeological Potential** takes into consideration the possibility that unrecorded buried heritage assets may survive within the Site in addition to the known baseline.

3.2.2 The **Archaeological Potential** is assessed based on existing baseline evidence and the likely preservation of known or unknown buried heritage assets within the Site, considering previous ground disturbances. However, the physical nature and extent of any surviving archaeological resources cannot be fully confirmed without further investigation. As such, the potential is determined through professional judgment and expertise, informed by the available baseline data.

3.2.3 The **Potential** for surviving unknown buried heritage assets of various periods is defined within this assessment as presented in Table 1:

Table 1 Archaeological Potential

Potential	Description of Assets
High	The available evidence suggests a high likelihood for past activity within the Site and a strong potential for archaeological evidence to survive intact or reasonably intact.
Moderate	The available evidence suggests a reasonable likelihood for past activity within the Site and a potential that archaeological evidence may survive although the nature and extent of survival is not thought to be significant.
Low	The available evidence suggests archaeological evidence of significant activity is unlikely to survive within the Site, although some minor land-use may have occurred.
Uncertain	Insufficient information to assess.

3.2.4 Archaeological potential may be reduced based on known historic or modern impacts.

3.3. *Archaeological Significance*

3.3.1 Archaeological Significance considers the relative importance of heritage assets, whether known or yet to be discovered, in terms of their historic, cultural, scientific, or social value. This includes both designated assets and non-designated assets that may contribute to our understanding of the past.

3.3.2 The Significance of archaeological remains is assessed based on a range of factors, such as rarity, condition, context, potential for future research, and contribution to broader historic narratives. While some aspects of significance can be inferred from baseline data, full understanding often requires detailed investigation. Therefore, significance is determined using professional judgment, informed by established criteria and the best available evidence.

3.3.3 Significance may be reduced based on known historic or modern impacts.

3.3.4 The Significance of buried heritage assets is defined in this report as presented in Table 2:

Table 2 Archaeological Significance

Significance	Designation of Asset
International (Very High / Highest Importance)	Heritage assets of international importance, subject to the highest level of protection. Essential for understanding the cultural, historic, architectural, and aesthetic significance of the environment. Examples: • World Heritage Sites: Outstanding universal value on an international level. • Scheduled Monuments: Sites with exceptional archaeological interest, protected under UK law. • Grade I Listed Buildings: Buildings of exceptional architectural and historical value. • Grade I Registered Parks and Gardens: Parks and gardens of exceptional historical or artistic significance. • Protected Wrecks: Submerged historic remains, legally protected. • Well-Preserved Historic Landscapes: Integral to understanding past societies, often subject to the highest conservation standards.
National (High)	Archaeological sites designated or undesignated, with well-preserved or in situ structures, significant historical sensitivity, or strong evidence of past human activity. These sites offer historical, archaeological, and sometimes cultural value. Examples: • Grade II Registered Parks and Gardens: Sites of special historical or artistic value. • Conservation Areas: Areas of special architectural or historic interest. • Designated Historic Battlefields: Sites of significant historical battles. • Grade II Listed Buildings: Buildings of special architectural or historical value. • Burial Grounds: Sites with archaeological or cultural value. • Protected Heritage Landscapes: Such as Ancient Woodland, preserved for their historical, ecological, or cultural significance.
Regional (Medium)	Undesignated sites with evidence of past human activity, contributing to local or district-level research and knowledge. These assets have potential historical value and may contain structures or features with research potential. Examples: • Historic Village Settlements: Evidence of past settlements. • Historic Field Systems and Boundaries: Agricultural or land-use patterns. • Historic Road Systems: Evidence of past transportation routes.
Local Area / Parish (Low)	Heritage assets with local significance, contributing to community or regional history but lacking broader importance. These sites often have limited research value and typically lack significant preservation. Examples: • Historic Field Systems and Boundaries: Local remains of land-use patterns. • Agricultural Features: Such as ridge and furrow field systems. • Ephemeral Archaeological Evidence: Temporary or poorly preserved remains. • Artefacts of Poor Contextual Stratigraphy: Items with limited archaeological value.

Negligible (Very Low)	Assets with minimal or no archaeological or historical value. They are highly disturbed, damaged, or destroyed, offering little to no insight into the past. These assets have no significant contribution to research or heritage understanding. Examples: • Destroyed Objects: Items no longer in existence. • Buildings of No Architectural Merit: Structures of no historical or architectural value. • Modern Landscape Features: Features like quarries or modern drains. • Disturbances: Modern intrusions that compromise historic integrity.
Unknown	Insufficient information exists to assess the significance of the asset or assets. Further investigation is required to determine the value.

3.3.5 Potential and Significance definitions detailed above are based on guidance in the following documents:

- ClfA, 2014, *Standards and Guidance for Historic Environment Desk-Based Assessment*;
- Historic England, 2017, *Good Practice Advice in Planning Note 3*;
- Historic England, 2017, *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*
- Historic England 2022, *Planning and Archaeology: Historic England Advice Note 17*

3.4. Sources

3.4.1 The following sources were consulted in the production of this assessment:

- **Archaeological Data Service (ADS)** - A comprehensive archive of published and unpublished fieldwork reports.
- **British Geological Survey (BGS)** - Solid and Drift geology digital mapping and geological borehole data where applicable.
- **Details of the Proposed Development** - Existing and proposed development plans, topographical survey, geotechnical / site investigation report, contamination report, unexploded ordnance assessment, details of existing services and utilities report.
- **Google Earth** – 2023 satellite imagery used as prospection tool for the Site and its surroundings.
- **Historic England** - Information on statutory designated assets data including the National Heritage List for England (NHLE), World Heritage Sites, Scheduled Monuments, Listed buildings, and any identified Heritage at Risk.
- **Historic England Aerial Archaeology Mapping Explorer** – to consult the available aerial imagery.
- **Berkshire Historic Environment Record (BHER)** – Information on archaeological findspots, locally listed buildings, archaeological designation, and the results of

previous archaeological investigations within the Site and in the surrounding Study Area. The HER Data was obtained in May 2025;²

- **Host Authority planning policies** - Details within the Wokingham Local Plan's and other information on historic environment policies, conservation areas and locally listed buildings where published online.
- **Landmark** - Ordnance Survey (OS) maps from their historic first edition through to modern OS mapping. Earlier historic maps were also consulted where available.
- **LIDAR** - Lidar imagery as available from:
<https://historicengland.maps.arcgis.com/apps/webappviewer/index.html?id=d45dabecf5541f18255e12e5cd5f85a&mobileBreakPoint=300>;
- **Site Reports** - Reports on past archaeological investigations within the wider outline application area.
- **Previous Desk Based Assessment** – previous DBAs produced for previous development schemes at the Site (MOLA 2014).

3.5. *Site Visit / Archive Visit*

3.5.1 For the production of this assessment, site and archive visits were not undertaken, due to the variety of resources available at the time of the writing. These sources were deemed sufficient to assess the nature, extent and significance of the historic environment within the Site:

- The previous Historic Environment Assessment (MOLA 2014).
- The previous Heritage Statement (Iceni Projects 2024)
- Google Earth to confirm the above resources and provide a broader look at the site within its wider environment. This included a review of the information provided in the 2024 Heritage Statement for the Site, and a cross reference between the satellite imagery (dated 2021), with the photographs collected in 2025.

² Data received in May 2025.

4. Limitations and Assumptions

4.1. *Limitations*

- 4.1.1 The HER is not a record of all surviving heritage assets, but only of all the known buried heritage assets recorded in the area. The HER data does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.
- 4.1.2 The extent of truncation caused by previous development impacts and landscaping works cannot be fully ascertained without ground investigation.
- 4.1.3 Historic maps provide a glimpse of land-use at a specific moment. It is therefore possible that short-term structures or areas of land-use are not shown and therefore not recorded within this assessment.
- 4.1.4 No recent geotechnical data is available for within the Site boundary. Detailed prediction of geological levels within the Site is based on data from archaeological evaluations and geotechnical investigations carried out in previous phases of the outline planning application for the entire development from 2014 onwards. No further work has taken place on the Site so the level observed will still be appropriate to the current conditions on the Site.

4.2. *Assumptions*

- 4.2.1 The assessment has relied upon data and records provided by third parties, and therefore it has been assumed that this information is accurate and up to date at the time of reporting.

5. Archaeological and Historical Background

5.1. Study Areas and scope

- 5.1.1 To assess the archaeological potential and significance of the Proposed Development, data has been obtained from the BHER within a 1km radius of the boundary of the Site. The BHER data has been examined to identify known archaeological sites and to develop an archaeological baseline by predicting potential archaeological survival on Site.
- 5.1.2 References to archaeological interventions, findspots, and monuments in Figure 2 and Figure 3 will be presented in parenthesis throughout this document. Since many BHER records result from chance discoveries, additional sources have been consulted to supplement this data, as detailed in **Section 3**.
- 5.1.3 Historic structures (Built Heritage) are considered within this assessment as they are relevant to the archaeological interpretation of the Site.

5.2. Geology

- 5.2.1 British Geological Survey (BGS, 2025) records show the geology comprises London Clay across the entire Site. These deposits consist of clay, silt and sand.
- 5.2.2 The results of previous geotechnical site investigations carried out in 2014 c. 95 m the north of the Site (Figure 10) recorded that Made Ground is present across the Site to a depth between 0.90m and 1.30m below ground level (AECOM 2014). Results from trial trench evaluation in Parcel AA (ERM1759), c 130m west of Site, and Parcels U1 & U2 (ERM1926) c. 86m north of Site, recorded modern Made Ground covering the whole area in the form of modern intrusion, services and levelling events to a depth between 0.37 – 1.06m.

5.3. Topography

- 5.3.1 The Site forms an irregular shape and is centrally located within the Arborfield Green development, in close proximity to the junction of Princess Marina Drive and Biggs Lane. Part of Parcel S overlooks the 'Moated site north of Moat House' which is a Scheduled Monument and sits to the west of the Moat House which is Grade II listed.
- 5.3.2 The Site currently comprise utilitarian buildings and lies adjacent to existing residential properties with tree and other vegetation along the boundaries (Figure 12).
- 5.3.3 The Site comprises an area of approximately 1.2ha and slopes gradually down east with ground levels at the south-western end at 58m above Ordnance Datum (aOD) to 54m aOD to the north-eastern end.

5.4. Designated Heritage Assets

- 5.4.1 Within the wider Study Area there are two scheduled monument and two listed buildings. The two scheduled monuments are the early 20th century Infirmary Stables (1006949) and the medieval moated site at Moat House (1009886). The two Grade II listed buildings are The Moat House (1419613) and Ducks Nest Farmhouse (1312999).
- 5.4.2 The full List Entry is reproduced in Appendix B.

5.5. Prehistoric period (Palaeolithic to Iron Age – before AD 43)

- 5.5.1 The prehistoric is a broad period comprising the Palaeolithic (c.500,000 – 10,000BC), Mesolithic (c.10,000 – 4,000BC), Neolithic (c.4,000 – 2,500BC), Bronze Age (c.2,500 – 700BC), and Iron Age (c.700BC – 43AD). Continuous human occupation of Britain began as the climate improved at the end of the last Ice Age, with nomadic hunter gatherer societies exploiting wild plants and animals. Farming was first introduced from the continent to Britain around 4000BC and was accompanied by changes in pottery, burial customs, new types of monuments and a sedentary population. The arrival of metalworking in the Bronze Age saw a gradual shift in burial practices, an increase in permanent occupational evidence, distinctive field systems and ceremonial landscape monuments. During the Iron Age, elaborate hillfort type structures are constructed, with evidence of ritual offerings and fine iron metalwork suggestive of a warrior aristocracy and the emergence of extensive tribal territories.
- 5.5.2 There are no archaeological records from the Palaeolithic until the early Bronze Age period within the Study Area. The earliest evidence for prehistoric activity was recorded during a trial trench evaluation at Parcel SC1 (Figure 11) where Middle Bronze Age pottery was found in a narrow semicircular gully, a linear ditch and possible pits (**MRM18170**) c. 280m to the north of the Site.
- 5.5.3 A detailed gradiometer survey at Hogwood Farm (**MRM18623**) c 869m south of the Site revealed multi-period and undated features. The earliest evidence revealed a semi-circular positive anomaly suggesting either a Bronze Age barrow or an Iron Age roundhouse.
- 5.5.4 At Baird Road (**MWK15721**) c 521m to the west of the Site, an Iron Age roundhouse which may have been an industrial site specialising in iron smelting was excavated. It consisted of a ring ditched enclosure including stake holes, pits and gullies, dated to the early-mid Iron Age. Additionally, a substantial amount of slag was found indicating that metal working was taking place on the site. The natural resources such as marshy land being a good source of iron rich deposits can be used to smelt iron. The marshy land in the area was a good source of iron (French and Firth 2000) with a possibility that this site and other sites in the wider study area supplied it with iron.
- 5.5.5 At the former Whitehall Brick and Tile works (**EWK82**), c 550m southwest of the Site, an occupation site dating from the late Iron Age to the 3rd century was excavated. Although the site predominantly comprise activity dated to the Roman period the first phase of the Site. With evidence of metalworking, including smelting, and with the location close to the above-mentioned site at Baird Road, suggesting it forming a part of a cluster of industrial metal working sites evidenced in the wider area, or replacing the Baird Road site when it fell out of use.
- 5.5.6 A trial trench evaluation was carried out at Baird Road (**MWK15617**) c. 670m west of the Site, where early to middle Iron Age activity in the form of linear and curvilinear ditches and gullies were revealed, possibly forming ring ditch structures and field boundaries. A total of 73 sherds of early/middle Iron Age pottery were recovered.
- 5.5.7 During a trial trench evaluation (**MWK15668**), c 648m west of Site, all trenches were devoid of archaeological finds or deposits except for one feature comprising a gully containing 1,608g

(26 fragments) of iron slag and one piece of burnt flint. Although no pottery was recovered, the gully was recorded approximately 20m to the east of a previous excavation area where an Iron Age round house was recorded. Due to its curvilinear shape, it was strongly suggested it also may represent part on an Iron Age round house or an associated enclosure.

- 5.5.8 A watching brief (**MRM18572**) was undertaken in the existing areas of a car park at the end of Nuffield Road c 260m northwest of Site. A number of archaeological features included several ditches, a possible trackway and undated pits were recorded. The earliest recorded features comprised ditches including late Iron Age pottery.
- 5.5.9 In 1934 excavation of a new clay pit at Hogwood Shaw (**MWK1210**), c. 872m south of the Site revealed a ditch with late Iron Age/Romano-British pottery and domestic waste. Further excavations in 1936 produced additional pottery and loomweights dating to the late Iron Age/Romano-British period.
- 5.5.10 At Parcel S1 and S2 (**MRM18185**), c 675m east of Site, a trial trench evaluation was undertaken, mainly concluding either undated or Post Medieval features. However, one trench revealed a large oval pit containing a significant quantity of slag, including furnace bottoms which may fall within the wider iron-working industries from the Iron Age/Romano British period well known in the area.
- 5.5.11 Two possible late Iron Age or Romano British intercutting gullies were revealed during a trial trench evaluation at Sheerlands Road (**WK15614**) c 548m southwest of the Site.
- 5.5.12 The Prehistoric period can be summarised by a landscape of broadly Iron Age industrial settlements characterised by linear ditches, pits, enclosures and ring ditches containing waste material from metal working.

5.6. *Roman period (AD 43 – 410)*

- 5.6.1 The Roman invasion in AD43 brought an end to the prehistoric period in Britain.
- 5.6.2 Although the aforementioned Whitehall Brick and Tile Works (**EWK82**) c 550 m southwest of site contained evidence of Iron Age dating material, the majority of the site have been dated to the Roman period. An abundance of pits, ditches and postholes including Roman pottery from kiln wasters indicated pottery production on a larger industrial scale was taking place here.
- 5.6.3 The previously mentioned detailed gradiometer survey recorded a number of features at Hogwood Farm (**MRM18623**) c. 869m south of the Site, continuing in to the Roman period. The features mainly comprised linear ditches in the form of enclosures that may represent roadside ditches running parallel to the projected route of the London to Silchester Roman road. Additionally, circular anomalies in linear arrangement, possibly as an alignment of pits or postholes, were revealed as well as multiple field boundaries, pits and post holes possibly dated to the Roman period were recorded.
- 5.6.4 A trial trench evaluation at Parcel V1 (**MRM18214**) c 360m northeast of the Site, revealed a ditch with a large assemblage of Roman pottery. Further excavation around the location of the ditch revealed the continuation of the ditch and additional Roman pottery sherds, animal bones

and worked flint and slag. A large oval shaped pit was also recorded in the area contained a collection of Roman pottery. These features were considered to represent agricultural activity.

5.6.5 A single post hole was investigated during trial trenching in Parcel Y at Arborfield Garrison (**MRM18203**) c 494m north of the Site. Only two sheds of pottery were retrieved from the Bronze Age and Roman period. It was interpreted that the Bronze Age sherd was residual following pottery analysis with the feature deemed of Roman date.

5.6.6 The previous mention of the watching brief at Arborfield Garrison (**MRM18572**) revealed continued activity into the Roman period with a single ditch including a large amount of Roman pottery retrieved.

5.6.7 The Roman period can be summarised by a landscape of settled industrial metal working sites commencing in the late Iron Age, characterised by waste pits, post holes, ditches, enclosures and field boundaries.

5.7. *Saxon and Medieval Period (AD 410 –1485)*

5.7.1 The Roman army withdrew from England in the early 5th century due to parts of the country falling in to a period of socio-economic decline. During the 9th and 10th centuries the Saxon Minister was replaced by a local parish organisation with formal areas of land centred on established settlements served by a parish church.

5.7.2 The Site lies within the Barkham parish located in the Hundred of Charlton, which was part of the forest of Windsor. Barkham was held by AEImer on behalf of King Edward the Confessor. Domesday Book indicate that Barkham was largely rural throughout the Saxon and Medieval period, made up of woodland, arable and pastureland.

5.7.3 Barkham is located c 900m east of Site and was a village in the early and later medieval periods. The first written record dates to AD 952, from a Saxon charter. The charter refers to the settlement as 'Beorchamme' meaning 'birch tree meadow', possibly referring to a cleared area within the woodland which covered much of the land in the vicinity of the site in the early medieval period.

5.7.4 The study area contains sparse evidence of Saxon remains, with a single Saxon sherd of pottery found during fieldwalking c 813m northeast of the Site (**MRM18454**). Additionally, five sherds of Medieval pottery were found during the fieldwalking.

5.7.5 Fieldwalking in 1989 on land parcel 0002 (**MRM18391**), c 667m northeast of Site, revealed a multi-period site with the earliest dated find including two sherds of late medieval pottery.

5.7.6 During trial trenching at Parcel SC1 c. 321m northwest of the Site (**MRM18171**), several ditches and pits of Medieval date were investigated.

5.7.7 The Moated site north of the Moat House (**1009886**) originated in the medieval period and is a Scheduled Monument, directly abutting the northwestern corner of the Site. Moated sites were high status residences, and from wills in the 16th century it was a household of wealth with glass windows and 16 beds. The Site includes an island, ditch and a 2m buffer zone and comprise a roughly square area of c. 60m x 60m. It survives as a single island and is visible as earthworks to the south, east and west sides with a graded ditch approximately 10m wide.

The island rises to c. 1m and the banks up to 2m.

5.7.8 In summary the Saxon and Medieval period can be characterised by ditches and pits.

5.8. *Post-medieval to Modern Period (AD 1485 – present)*

5.8.1 During the post-medieval period, small, scattered farmsteads were located throughout the Study Area, with larger settlements concentrated around Barkham. The Moated site north of the Moat House (**1009886**) was still in use during the period.

5.8.2 Field boundaries were recorded at Arborfield Garrison Parcel C (**MRM18292**) c. 487m southwest of the Site and might have represented part of an agricultural field system.

5.8.3 During trial trenching at Parcels S1 and S2 (**MRM18184**) c 482m southeast of Site, a series of linear ditches was recorded. Although the majority were undated, three ditches contained pottery or ceramic building material fragments dated to the Post Medieval period.

5.8.4 A number of cut features were recorded during trial trenching at Parcel N (**MRM18363**) c 298m south of the Site. The features mainly gullies associated with water drainage system or field divisions with no dating evidence but were thought to be of Post Medieval date.

5.8.5 A number of cut features were recorded during trial trenching at Parcel V2 (**MRM18217**) c 126m north of the Site. Several of these features produced no finds, with the dateable ones limited to the late medieval or early post medieval ditch and posthole.

5.8.6 Parcel O1 (**MRM18179**) c 424m east of the Site produced a series of linear ditches and two pits during trial trenching dating to the Post Medieval period.

5.8.7 The previous mentioned fieldwalking survey (**MRM18391**) also recorded Post Medieval/Modern dating material such as red wares from the 15th to 19th century including glazed and unglazed wares, bases, rims and handles as well as 19th/20th century modern kitchenware.

5.8.8 By the second part of the 18th century the majority of the Site was located within fields or parkland. Biggs' Farm building is shown as well as buildings in the northeast corner of Site. Faint lines indicate arable use of the fields on the Ordnance Survey 1s edition 6" mile map of 1876 (Figure 4).

5.8.9 In 1904 the Arborfield Army Remount Service depot was established (**MRM17490**) with the land originally leased and subsequently purchased in 1911. The new depot was one of two established in the aftermath of the Boer War to increase the capacity of the army to supply remounts in the time and numbers required during a war (Hume 1979). Initially the only new building constructed were a small block of wooden stables and Biggs' Farm became the headquarters of the Depot.

5.8.10 Only a few changes had been made within the Site on the Ordnance Survey 2nd edition 6" mile map of 1911 (Figure 5) with the former Biggs' Farm, now shown as 'Old Biggs Farm', and the moated site remaining. 'Old Biggs' Farm' and new farm buildings had been constructed to the west of Site.

5.8.11 The Ordnance Survey 6" mile map of 1934 (Figure 6) shows the changes described above which can be seen clearly with new buildings constructed.

- 5.8.12 In 1937 the Army Remount Service Depot was closed and the Site transformed into the Army Technical School (Boys) by 1939 and became the 'Arborfield Garrison' with several units having occupied the former depot since with modifications to the buildings. The Ordnance Survey 1:10,000 scale map of 1961 (Figure 7) shows additional field boundaries to the north and south. Biggs' Farm and the Moat House remained mostly unchanged.
- 5.8.13 The 1971-75 Ordnance Survey 1:10,000 scale map (Figure 8) depicts additional buildings reconstruction in the wider area with many of the Biggs's Farm buildings being demolished and new buildings constructed to the eastern part of its original location.
- 5.8.14 The development seen in the previous decades continued throughout the 1970s with further development ongoing throughout the decades from the 1970s onwards (not reproduced)
- 5.8.15 The Site today is a mixture of residential and educational buildings comprising garden, playing fields and open space areas (not reproduced),

5.9. *Undated*

- 5.9.1 There are six undated HER records within the Study Area. A trial trench evaluation was carried out at Parcel U1 and U2 (**ERM1926**), c 125m northeast of the Site and identified extensive modern truncation in the form of utility services and levelling. During trial trenching at Parcel AA (**ERM1837**), c. 75m southwest of the Site, it was suggested that the modern standing building, services and levelling had completely removed the archaeological remains. The trial trenching c. 563m northwest of the Site (**EWK115**), extensive modern disturbance by previous development of the garrison complex was recorded. Additionally, investigations at Parcel M (**ERM2026**), c 240m southwest of the Site, recorded evidence of modern intrusion presuming the Site's use in the army base. A trial trench evaluation was undertaken at Parcel O2 (**ERM2729**), c. 856m east of the Site and revealed three undated ditches. The Site had suffered extensive modern intrusion such as levelling, land drains, features, foundations probably due to the utility of the Garrison barracks. The trial trenching at Hogwood Park (**ERM2638**) c. 675m southeast of the Site again revealed extensive modern truncation.

5.10. *Past Archaeological Investigations within the Site*

- 5.10.1 No known investigations (i.e. trench evaluations, excavations, geophysical surveys, watching briefs) have previously been undertaken within the Site.
- 5.10.2 As part of the outline planning application (O/2014/2280) a number of archaeological surveys and investigations have previously been undertaken:
- Three phases of non-intrusive geophysical surveys was undertaken in 2007 and 2015 (Stratascan 2008a & b; MOLA 2015).
 - Eleven intrusive trial trench evaluations were undertaken between the years 2016 and 2018. XX

6. Archaeological Potential and Significance

6.1. *Factors affecting archaeological survival*

- 6.1.1 A review has been undertaken of the sources detailed in **Section 5** to inform the statement on the potential for archaeological evidence originating from the various periods summarised below.
- 6.1.2 Historic and modern impacts are taken into consideration when assessing **Potential** and **Significance** of archaeological assets.
- 6.1.3 There have been several trends of land usage within the Site during the 19th and 20th centuries which will have had an impact on archaeological survival. The Site have been built up in the 20th century where construction and demolition will have had an impact on any buried archaeological remains present (Figure 12). Excavations of basements and foundations will have removed any archaeological remains to the depth of the building's formation level. Where piling have been utilised any archaeological remains present will have been removed within the footprint of the pile and pile caps. Additionally, demolition and the grubbing out of below ground foundations or obstructions will have removed remains of archaeology directly below formation level.
- 6.1.4 With the establishment of the Army Remount Services Depot in the first part of the 20th century, the Site would have been used to pasture horses. Arable farming, such as ploughing, rotavation and harrowing may have truncated buried remains up to 0.5m bgl and as such archaeological remains would not be found in the topsoil.
- 6.1.5 Cartographic sources, previously undertaken trial trench evaluations in adjacent land parcels (ERM1759 and ERM1926) and GI works to the north east and south of the Site suggest that the Site where it has been built up will have a lower survival potential. The existing foundations and services on the Site may have the potential to have removed any archaeological remains to c. 1.30 mbgl, potentially deeper, however archaeological remains may still survive below these levels. Outside of the current buildings, remains could survive intact with features cut in to the natural clay, such as wells, gullies and pits. In areas of open ground with no past development, such as areas between buildings, modern service trenching may have removed any archaeological remains.

6.2. *Archaeological Potential and Significance*

- 6.2.1 There are no Designated Assets within the Site.
- 6.2.2 There are four Designated Assets within the Study Area, the Grade II Listed Buildings Moat House (**1419613**) and Ducks Nest Farmhouse (**1312999**), the Scheduled Monuments Infirmary Stables (**1006949**) and Moated site north of the Moated House (**1009886**). Should any archaeological remains be present within the Site, they would have the potential to contribute to the research questions and research agenda set out in the Solent-Thames Research Framework for the Historic Environment (Hey & Hind 2014).

Prehistoric

- 6.2.3 The evidence from within the Study Area is indicative of a later prehistoric landscape comprising a Bronze Age barrow (**MRM18623**) and pottery (**MRM18170**) and two Iron Age sites with indications of being industrial metal working sites (**MWK15721** and **EWK82**). Due to the presence of extensive modern intrusion recorded in adjacent trial trenches previously undertaken, the Site is assessed as having **Low to Medium Potential** for Bronze and Iron Age remains. Occupation evidence would be considered to be of **Local Area Significance**.

Roman

- 6.2.4 Continued evidence of industrial metal production (**MWK15721** and **EWK82**) was well established and predominantly in use during the Roman period. Due to the presence of extensive modern intrusion recorded in adjacent trial trenches previously undertaken potential has been factored down in this instance, there is a **Low to Medium Potential** for Roman remains comprising occupation and settlement evidence to be of **Local Area Significance**.

Saxon and medieval

- 6.2.5 The site lies outside known centres of Saxon settlement with a single sherd of pottery being the only archaeological evidence of the Saxon period with the assessment as the Site having **Low Potential** from the Saxon period. Any such isolated 'stray' finds would be considered to be **Negligible to Local Area Significance**.
- 6.2.6 In the Medieval period the Site would have largely lain within open fields. Evidence from within the Study Area is represented by the scheduled moated site (**1009886**) abutting the Site to the northwest and the Grade II listed building Moat House (**1419613**) c. 15m to the west of Site. The moated site survives as earthworks and a dry moat with the manor house having the potential of archaeological remains relating to the landscape in which it was constructed. The Site is abutting the scheduled monument to the northwest and therefore associated remains outside the moated enclosure and outside the scheduled area such as outbuildings, field boundaries, landscaping/garden features and stray finds may survive within the Site. Due to the presence of extensive modern intrusion recorded in adjacent trial trenches previously undertaken, the area is considered as having a **Medium Potential** for archaeological remains, considered to be of **Regional Significance**.

Post-medieval

- 6.2.7 During the Post-medieval period the Site was mainly located within open fields following the trends from the Medieval period. Remains of field systems or other agricultural features could be found within the Study Area with a **Low Potential** for Post-medieval remains considered to be of **Negligible to Local Area Significance**.

7. Impact of Proposals

- 7.1.1 The Proposed Development (Figure 9) comprise new residential development within Parcel S. The existing utilitarian buildings on Site will be removed with the construction of 4 new buildings, landscaping and associated works to enhance the existing internal access road off Buttenshaw Avenue.
- 7.1.2 As this DBA is supporting a submission for reserved matters planning application, the impact assessment below is based on the Proposed Development Plan only (Figure 9).
- 7.1.3 Design and construction impacts will include the removal of topsoil which may have a potential impact on any archaeology directly located below the topsoil as well as the loss of any residual evidence. Demolition of the existing buildings would include preliminary site stripping and demolition with installation of site fencing and welfare facilities which could cause ground disturbance to a depth of c 0.5mbgl. Other ground works associated with demolition would include impact of pile probing and removing other buried obstructions such as foundations and floor slabs which would impact the archaeology. Prior to construction of the new dwellings levelling would be undertaken. The impact of levelling would be dependent on the ground height across the Site which may impact any archaeological remains.
- 7.1.4 Other types of indirect impacts (i.e. not associated with the design) may also impact upon below ground remains such as ground compaction associated with hardstanding/ the installation of welfare as well as wheel-rutting from excavators and machinery.

7.2. *Consideration on depth of potential archaeological deposits*

- 7.2.1 A high level, provisional assessment of the development impact is as follows:
- New structures – may require deep excavation depending on the extent of the proposed foundations which would fully truncate and remove any surviving archaeology. The footprint of the proposed buildings (if / where foundations are not required), would partially truncate, compact or displace archaeology; and,
 - Proposed landscaping – the proposed localised landscape works (focal spaces, drives and throughfares and recreational routes) may require localised excavation and ground levelling, which may partially truncate, compact and / or displace archaeology.
- 7.2.2 In consideration of Section 6 of this assessment, 19th and 20th century developments will have removed any in-situ archaeological remains within their footprints, and therefore any below ground impacts arising from the Proposed Development within these areas will have no additional impact upon archaeological remains. Outside of the footprint of the currently standing buildings, activity causing impact below surfaces may result in detrimental effects on any surviving archaeological remains, such as truncation, compaction and displacement.

8. Conclusion

- 8.1.1 The primary objectives of this DBA were to identify all known assets potentially affected by the Proposed Development, and the potential for currently unknown buried heritage assets; to gain an understanding of the buried heritage resource in order to understand their Significance; and, to inform subsequent strategies for evaluation, mitigation, or management as appropriate.
- 8.1.2 There are no World Heritage Sites, scheduled monuments, listed buildings, registered parks and gardens or registered battlefields within the Site.
- 8.1.3 No previous intrusive archaeological site investigations have been carried out on the Site.
- 8.1.4 With consideration to the archaeology recorded within the 1km Study Area and the nature of the Site's topography, geology, archaeological and historical background, and in view of the results of the extensive evidence for historic impacts arising from the developments of the Garrison's affecting the archaeological survival, there is **Low to Medium Potential** for surviving archaeological remains. If present, any surviving archaeological remains are likely to be associated with the scheduled monument Moated Site north of the Moat House of with potential to contribute to the Solent-Thames Regional Research Framework objectives.
- 8.1.5 Therefore, it is considered that any surviving archaeological deposits would be of **Local to Regional Significance**.
- 8.1.6 The impacts likely arising from the Proposed Development as currently understood, range between causing partial truncation, displacement and compaction to full truncation, displacement and compaction on any surviving archaeological deposits.
- 8.1.7 This document has been set out to provide Archaeological Advisor and Local Planning Authority (LPA) with sufficient information to determine whether or not planning consent is permissible with consideration to a) the potential and significance of buried heritage assets surviving on site and b) how they will be affected by the proposed development.

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10. Figures





Figure 4
Ordnance Survey 1st
Edition
1876



1876 OS Map
 Site Boundary



Figure 5
Ordnance Survey 2nd
Edition
1911



1911 OS Map
(Not to Scale)
 Site Boundary

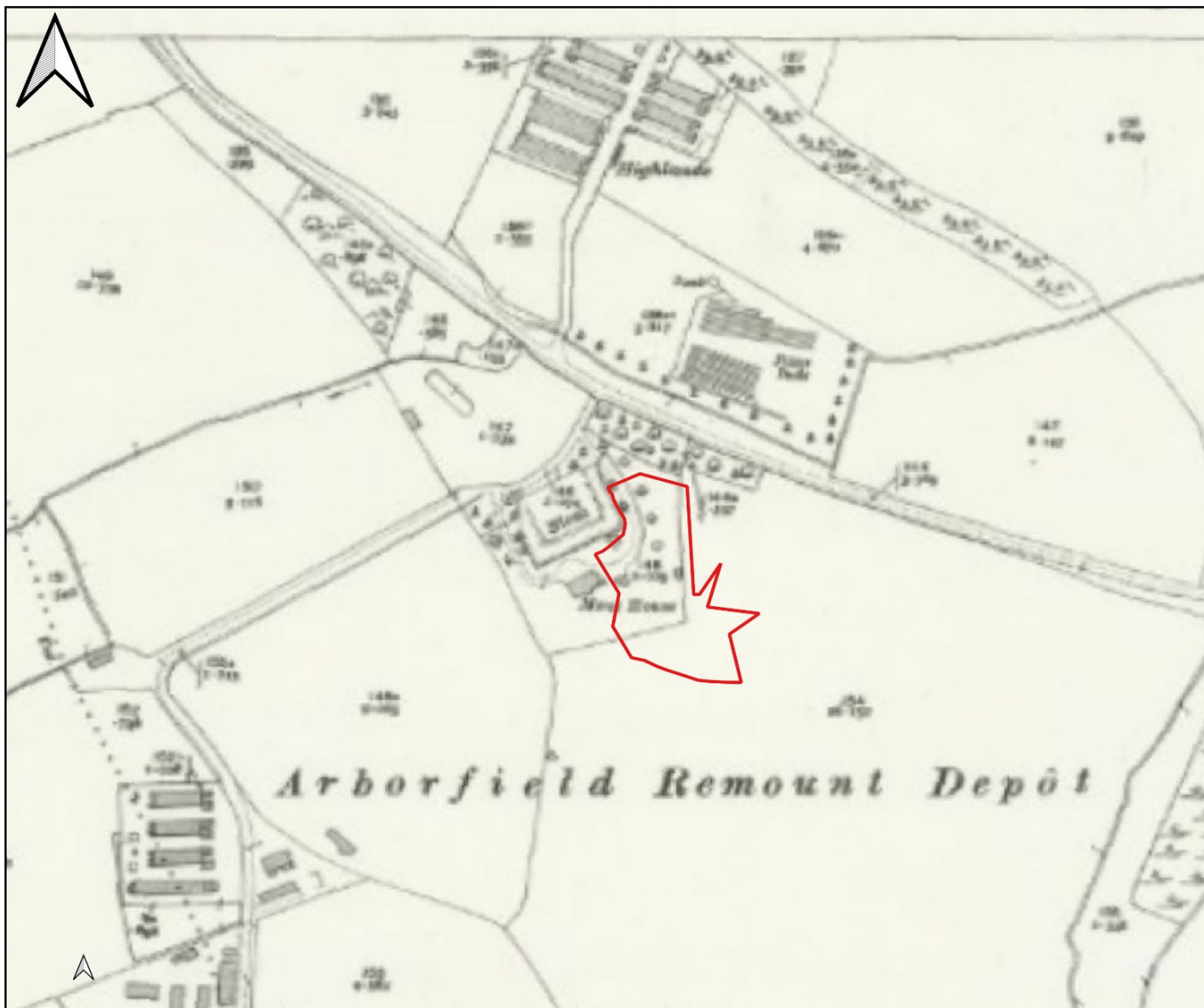


Figure 6

Ordnance Survey
Map

1934



1934 OS Map
(Not to Scale)
 Site Boundary



Figure 7
Ordnance Survey
Map 1:10,000
1961



1961 OS Map
(Not to Scale)
 Site Boundary

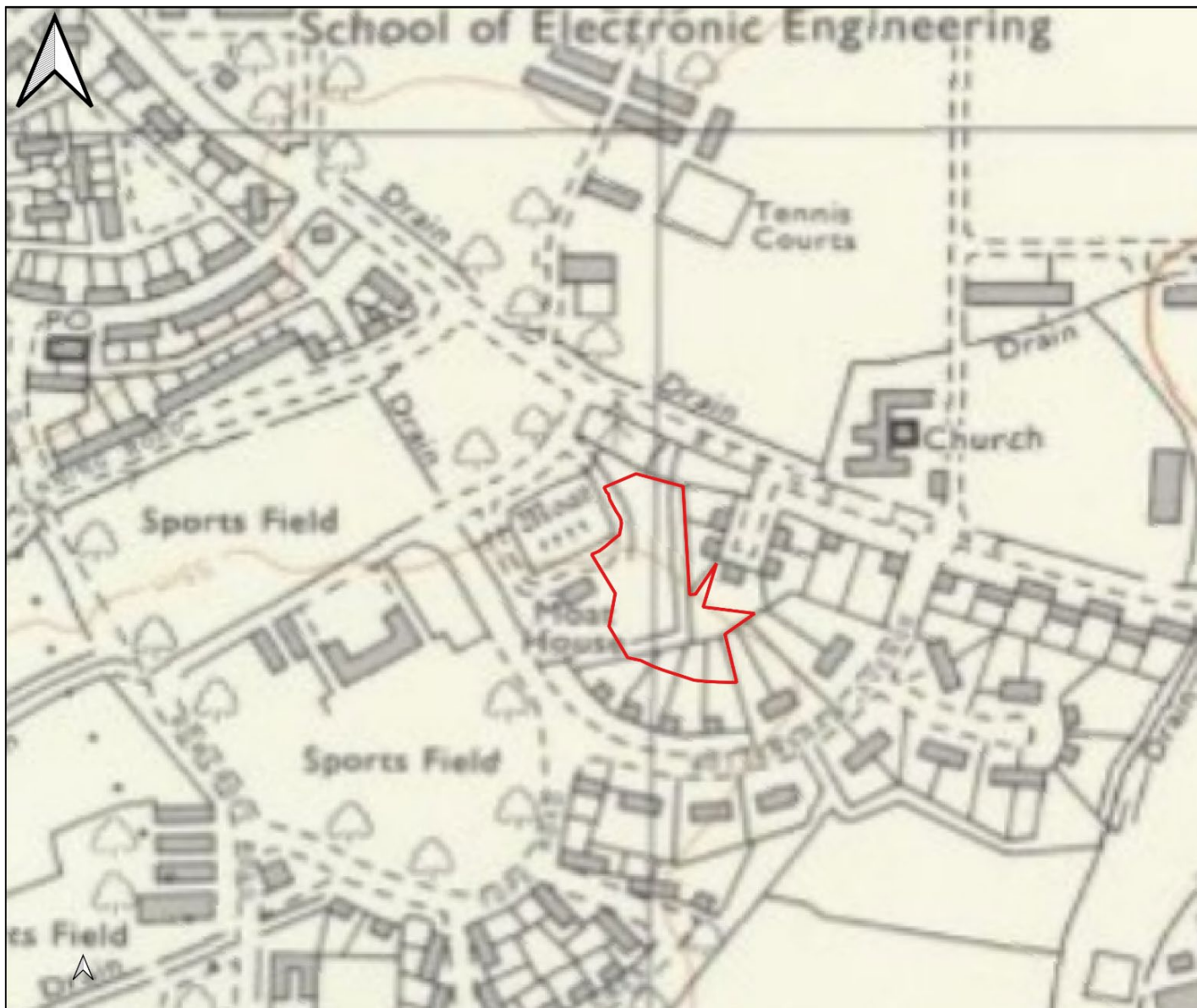
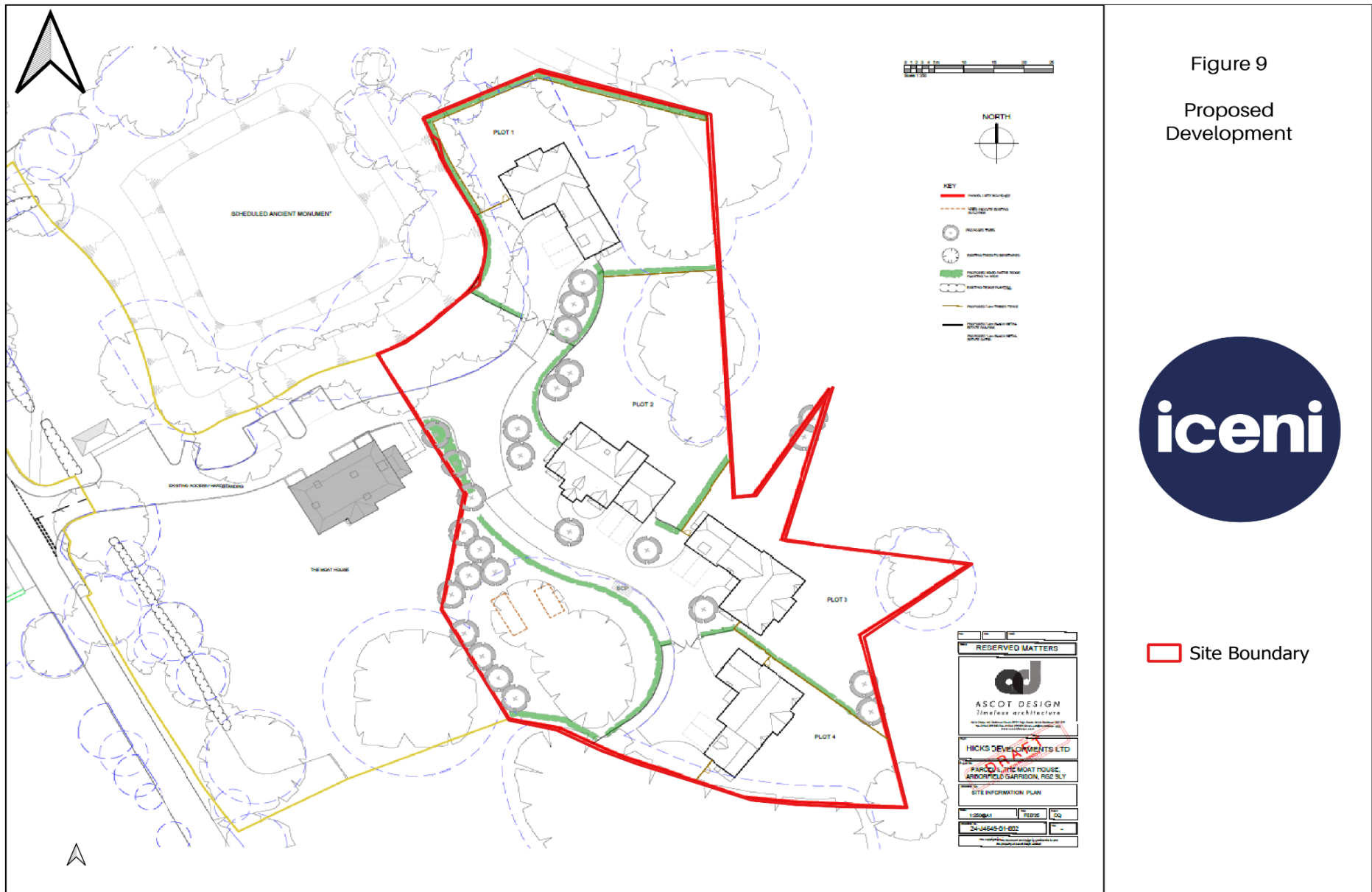


Figure 8
 Ordnance Survey
 Map 1:10,000
 1971-75



1971-75 OS Map
 (Not to Scale)
 [Red Outline] Site Boundary



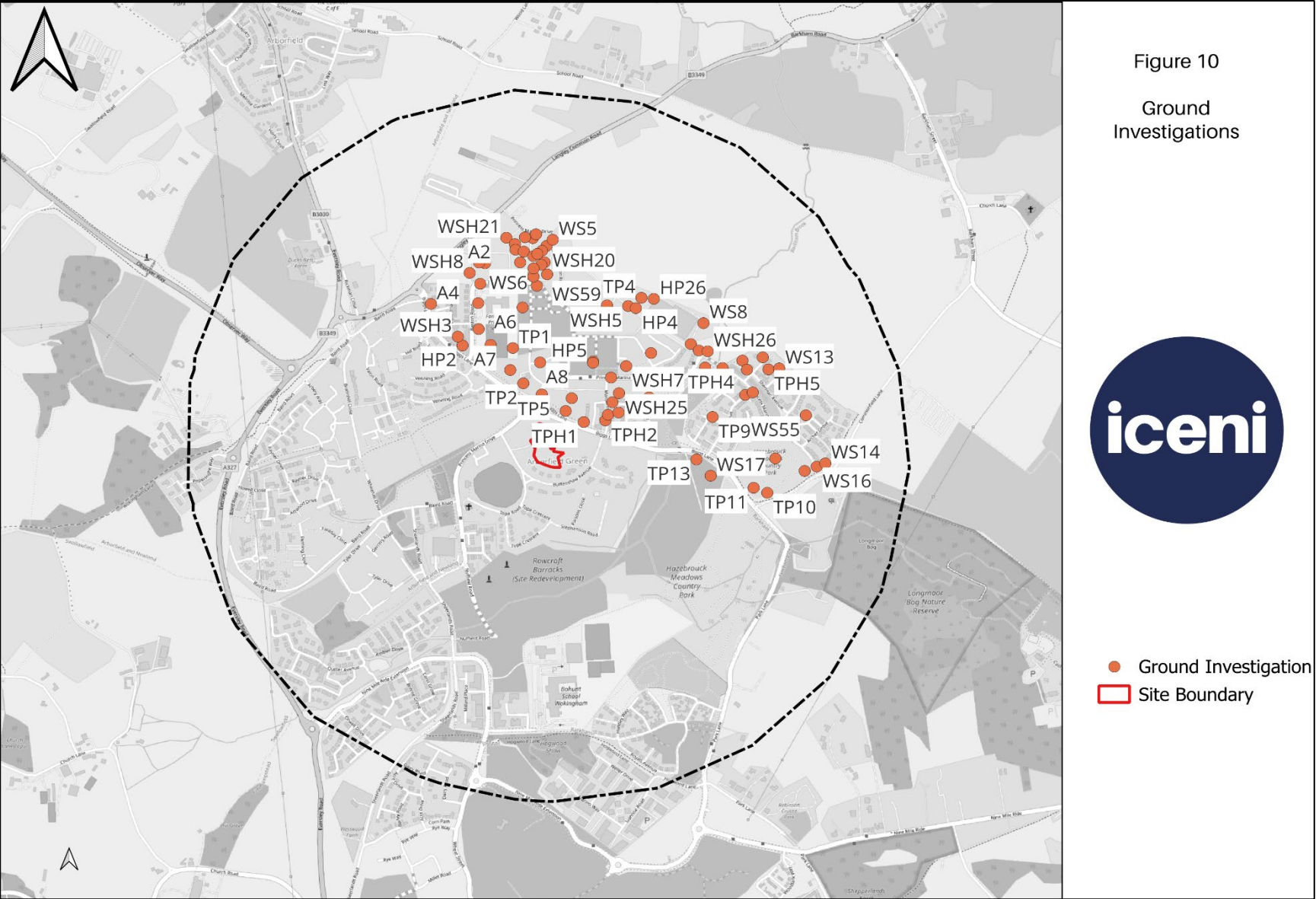


Figure 10

Ground
Investigations



- Ground Investigation
- Site Boundary

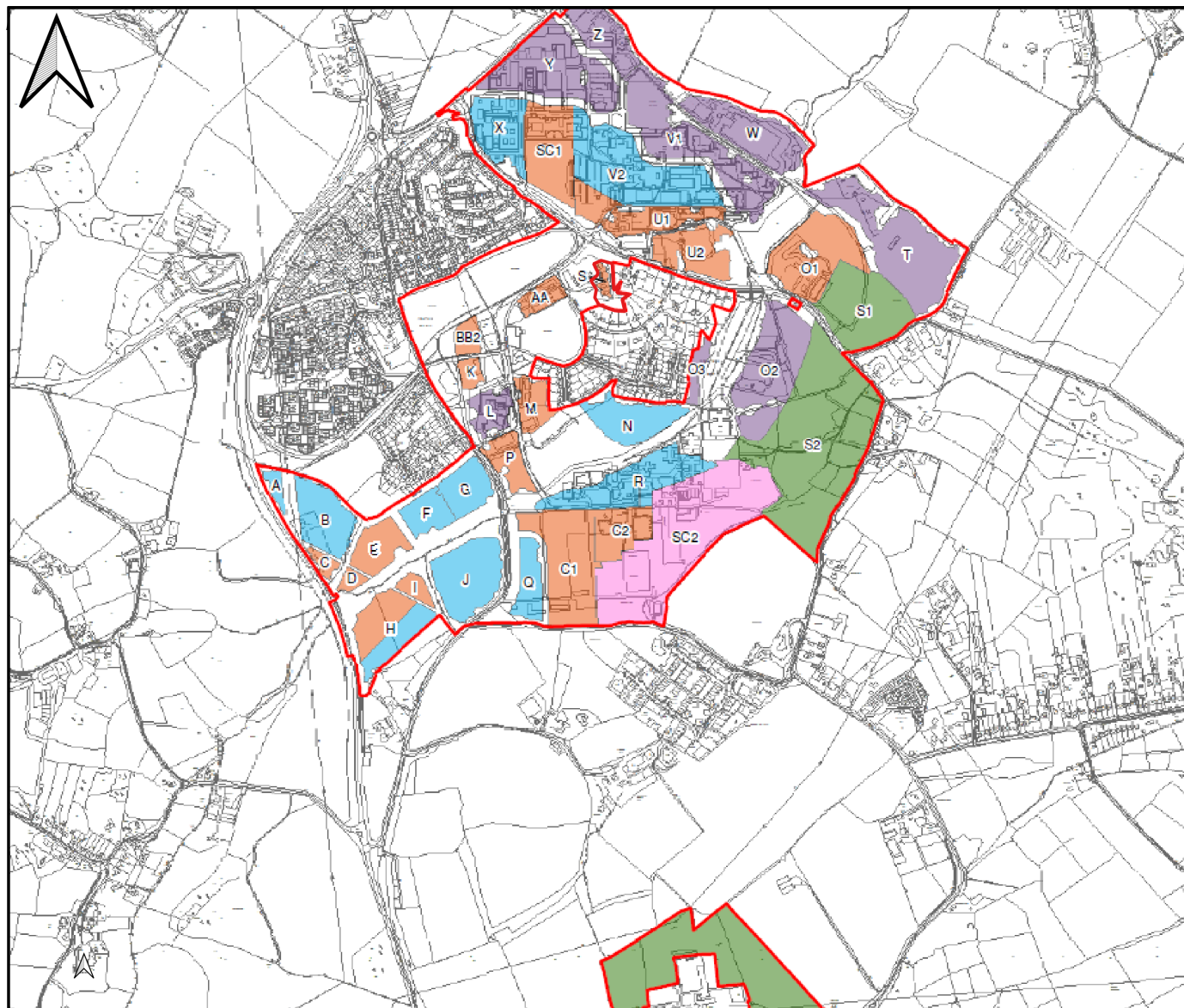


Figure 11
Parcel Phasing Plan



Site Boundary
Parcel Phasing Plan_modified

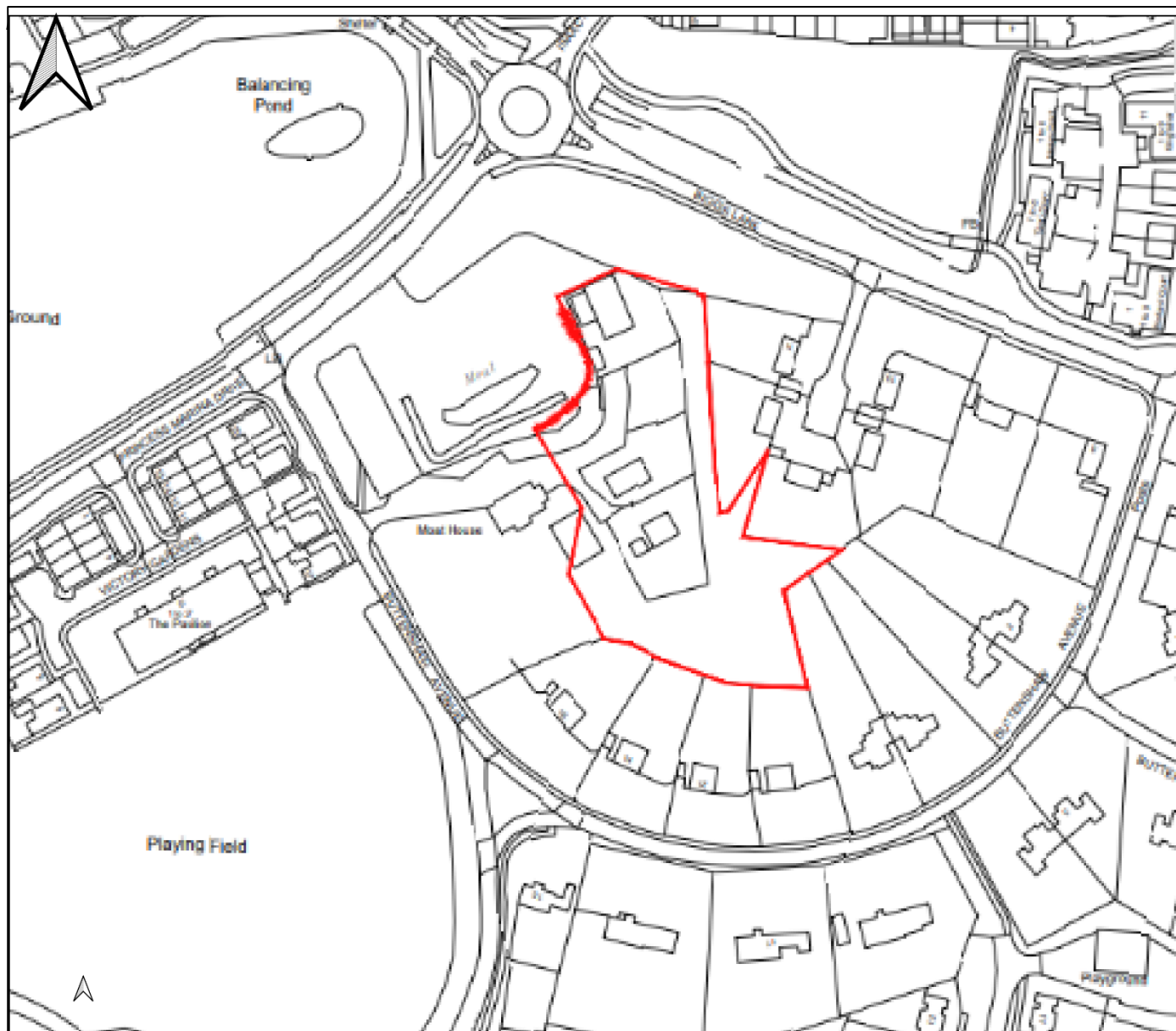


Figure 12
Existing Site Plan



 Site Boundary

Appendix A: Legislation, Planning Policy and Professional Guidance

Ancient Monuments and Archaeological Areas Act 1979 – Part I Ancient Monuments: Protection of Scheduled Monuments

This legislation established the protection of archaeological heritage in England, Wales and Scotland, and further introduced the legal protection of sites of national significance/archaeological importance as ‘Scheduled Monuments’. Through this Act, damage to a scheduled monument became a criminal offence.

National Planning Policy Framework (2024)

The National Planning Policy Framework (NPPF) is an overarching document which sets out government planning policy for development outside of the NSIP regime in England, and how this is expected to be applied by local authorities and developers. The NPPF can be an important and relevant consideration for NSIPs as well, but in the event of any conflict, the NPS policy prevails. The NPPF provides a framework for local sustainable development via local plans. **Section 16** focusses specifically on ‘conserving and enhancing the historic environment’.

Conserving and enhancing the historic environment

The NPPF sets out the importance of being able to assess the significance of heritage assets that may be affected by a development. Significance is defined in Annex 2 of the NPPF as being the “*value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historic*”. Significance is not only derived from an asset's physical presence, but also from its setting. The setting of a heritage asset is defined in Annex 2 as “*the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve*”.

Paragraph 207 of the NPPF states that “*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 asset's 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.*”

Paragraph 208 states that “*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.*”

Considering potential impacts

Paragraph 212 states that “*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.*”

Paragraph 2013 states that “*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”*

Paragraph 214 states that *“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.”*

Paragraph 215 states that *“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.”*

Paragraph 216 states that *“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.”*

Paragraph 217 states that *“local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.”*

Paragraph 218 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. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”*

Paragraph 219 states that *“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.”*

Paragraph 220 states that *“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 200 or less than substantial harm under paragraph 201, 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.”*

Paragraph 221 states that *“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 Core Strategy 2010

Planning permission will be granted for proposals that:

- a) Are of an appropriate scale of activity, mass, layout, built form, height, materials and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality life;
- b) Provide a functional, accessible safe, secure and adaptable scheme;

- c) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses;
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- i) Do not lead to a net loss of dwellings and other residential accommodation or land; and
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless alternative provision is available.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and streetscenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

Local Planning Policy: Plan Wokingham District Council, 2014 Managing Development Delivery Local Plan (MDD)

Policy TB25 CP3 - 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.

Local Planning Policy: Arborfield & Barkham Neighbourhood Plan 2019-2036

Policy IRS4

1. Development proposals will need to demonstrate how they protect or enhance the historic and natural character of the area, specifically;
 - a) Arborfield Cross Conservation Area
 - b) Chamberlain's Farm Area of Special Character
 - c) The Barkham Street Area of Special Character
 - d) The local historic environment, including the setting of Listed buildings, Scheduled Monuments and other historically significant buildings

2. Locally valued heritage assets have been identified in the plan as follows (see Map K) and development proposals should protect and enhance them where possible:

- a) The historic chestnut avenue in Arborfield, linking the Old Rectory to the remains of the old church.
- b) The lime grove at Nashgrove Ride in Barkham
- c) Carters Hill
- d) The granary in Barkham Street

Local Planning Policy: Arborfield Garrison Strategic Development Location SPD

Design Principle 7a:

The following five Listed Buildings, one listing comprising a group of three buildings, and two Scheduled Ancient Monuments within SDL represent the best of the built form heritage within the SDL.

Design Principle 7b:

Many buildings associated with the Garrison and School of Electrical and Mechanical Engineers could fulfil useful community functions, such as the sports complex and gymnasium located on Nuffield Road. Additionally, there are several distinctive buildings and structures which may offer potential for conversion to other uses or provide a local landmark that can contribute to the character of the SDL. These include the Moat House off Buttershaw Avenue, the Bailleul Sergeant's Mess which adjoins Biggs Lane, and the REME RHQ on Isaac Newton Road. In addition the water tower is a distinctive landmark at the northern end of the SDL. All should therefore be considered for retention

Professional National Guidance

[Planning Practice Guidance \(2023\)](#), [Historic Environment \(2019\)](#)

This guidance sets out the key issues on enhancing and conserving the historic environment. This guidance sets out how the historic environment should be addressed in local plans, the designation process for designated and non-designated heritage assets, the overarching heritage consent process, as well as further information on the consultation process for and other planning issues associated with heritage related proposals.

[English Heritage \(2008\) Conservation Principles, Policies and Guidance](#)

English Heritage, now Historic England, published guidance which aids best practice for a wide range of stakeholders in regard to the historic environment. This guidance mainly focuses on creating and implementing a management regime for its users and further defines value and significance upon heritage receptors.

[Historic England \(2015\), Managing Significance in Decision-Taking in the Historic Environment – Historic Environment Good Practice Advice in Planning: 1. The Historic Environment in Local Plans \('GPA2'\)](#)

This advice note provides information to a wide range of stakeholders in aid of implementing national historic environment policy within the NPPF and PPG. Therefore, this advice from Historic England should be utilised to support national policy implementation. This guidance further outlines that information required for planning and listed building consent should be proportionate, and any activities around conservation or investigation should again be balanced against heritage significance.

Historic England (2017) The Setting of Heritage Assets – Historic Environment Good Practice Advice in Planning: 3. Historic England and Historic Environment Forum

This advice note provides information to a wide range of stakeholders, in tandem with NPPF and PPG guidance, on managing modification to the setting of several heritage assets. This document furthermore gives practitioners advice on understanding what heritage setting is and how it contributes to the overall heritage significance.

Historic England (2007, updated 2019) Piling and Archaeology guidance and good practice

This document specifically provides information on piling types, impacts, and solutions for sustainable foundation design to assist planning authorities and archaeological officers, developers and their consultants to make clear and informed decisions about piling schemes and their potential impact upon archaeological remains..

Historic England (2020) Good Practice in Planning 4: Enabling Development and Heritage Assets

This document specifically outlines guidance regarding development to safeguard a heritage asset, which would not normally be approved through the planning system nor be in-line with national or local planning policy. Therefore, this direction from Historic England is to encourage developers and authorities to work together to ensure appropriate development and acceptability, and if required any alternative arrangements.

Historic England (2022) Planning and Archaeology: Historic England Advice Note 17

This advice note sets the context for archaeology within the planning system. The guidance produced by Historic England summarises responsibility that planning authorities and developers have regarding archaeology through a planning application, how legislation, national policy and guidance should be applied, promoting accuracy and the benefits of implementation.

Professional Regulations and Standards & Guidance

In addition to the above, the following professional regulations, standards and guidance have been considered::

- Chartered Institute for Archaeologists (CIfA), 2023, Standard for archaeological excavation
- Chartered Institute for Archaeologists (CIfA), 2023, Standard for archaeological monitoring and recording
- Chartered Institute for Archaeologists (CIfA), 2014a, Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials (revised 2020)
- Chartered Institute for Archaeologists (CIfA), 2014b, Standard and Guidance for Archaeological Field Evaluation (revised 2023)
- Chartered Institute for Archaeologists (CIfA), 2014c, Code of Conduct (revised 2022)
- Chartered Institute for Archaeologists (CIfA), 2014d, Standard and Guidance for the Creation, Compilation, Transfer and Deposition of Archaeological Archives (revised 2020)
- Chartered Institute for Archaeologists (CIfA), 2014e, Standard and Guidance for the Collection, Documentation, Conservation and Research of Archaeological Materials.
- Chartered Institute for Archaeologists (CIfA), 2014f, Standard and guidance for historic environment desk-based assessment (revised 2020)

- The British Association for Biological Anthropology and Osteoarchaeology (BABAO) 2019, Code of Ethics and Code of Practice

Appendix B: Scheduled Monument summaries

Moated site north of the Moat House, Bigg Lane, Arborfield, Reading, RG2 9LN – 1009886

Summary

Moated site dating from the medieval period. Within the moated island and ditch are likely to be buried remains of former structures and organic deposits.

Reasons for Designation

The moated site north of the Moat House, originating in the medieval period, is scheduled for the following principal reasons:

* Survival: the island and three sides of the moat survive as distinct earthworks; the fourth side is presumed to have survived as a back-filled feature; * Potential: the site retains valuable information relating to the layout of the medieval and post-medieval structures and uses of the site, and the archaeological remains and environmental deposits in the moat and on the island may provide further information and understanding of life in the medieval and post-medieval periods.

History

Around 6,000 moated sites are known in England. They consist of wide ditches, often water-filled or seasonally water-filled, partly or completely enclosing one or more islands of dry ground on which stood domestic or religious buildings. In some cases the islands were used for horticulture. The majority of moated sites served as prestigious aristocratic and seigneurial residences with the provision of a moat intended as a status symbol rather than a practical military defence. The peak period during which moated sites were built was between about 1250 and 1350 and by far the greatest concentration lies in central and eastern parts of England. However, moated sites were built throughout the medieval period, are widely scattered throughout England and exhibit a high level of diversity in their forms and sizes. They form a significant class of medieval monument and are important for the understanding of the distribution of wealth and status in the countryside. Many examples provide conditions favourable to the survival of organic remains.

The Victoria County History for Berkshire (1923, 238-241) notes that aside from the manor house, Biggs Farm was one of two moated farmhouses in the village of Barkham. No details of historic tenure of the site are given. The VCH commented that the farmhouse had been recently pulled down while the new house [to the south of the moated site], The Moat House, preserved its name.

It is unknown whether the moat and banks here were lined. Prior to the early-C20 Old Biggs's Farm stood on the north-west corner of the island, and may have replaced an earlier building, buried remains of which may survive. Formal gardens are shown on the 1872 Ordnance Survey 1:2500 map; these too may have left archaeological deposits. The map also shows a bridge spanning the moat on the south side, of which there are no visible signs.

The island was used as allotments in the mid-C20; surface inspection in 1976 revealed no building debris, pottery or tiles. It was subsequently grassed over and used as a site for military band performances. There was a scheme of tree planting outside the scheduled area on the top of the banks in the 1970s.

There have been no recorded excavations or non-intrusive surveys of the site, which was scheduled in 1977.

Details

Dry medieval moated site in the valley of the River Blackwater. It has a single island and is visible as earthworks on the south, east and west sides, where there is a graded ditch approximately 10m wide. The island rises to c.1m, and the banks up to 2m. The moat bottom gradually rises to the north, where the moat is back-filled. The island is fairly level with a slight rise to the north-west corner, the site of the old farmhouse. The upper parts of the outer banks have been planted with trees and shrubs.

The scheduled area includes the island, ditch and a 2m buffer zone for its protection, and comprises a

roughly square area of c.60m x 60m. The boundary is set at an appropriate position to ensure the conservation of the potential buried structural and environmental remains within the moat. The scheduling covers the entirety of the island, hence offering protection to the potential buried remains of former structures and gardens and to environmental deposits, important sources of information for the historic development of the site and the life of its inhabitants.

Infirmiry Stables, Arborfield – 1006949

Summary

Not currently available for this entry.

Reasons for Designation

Not currently available for this entry.

Details

This record has been generated from an "old county number" (OCN) scheduling record. These are monuments that were not reviewed under the Monuments Protection Programme and are some of our oldest designation records. As such they do not yet have the full descriptions of their modernised counterparts available.