

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Spencers Wood, Basingstoke Road, Shinfield, Berkshire

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SPENCERS WOOD, BASINGSTOKE ROAD, SHINFIELD, BERSHIRE:
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EXECUTIVE SUMMARY

This desk based assessment on the site Land at Spencers Wood, Berkshire has been prepared by RPS on behalf of Richborough to clarify its below ground archaeological potential prior to development.

This desk based assessment comprises an examination of evidence on the Berkshire Historic Environment Record, Historic England's National Heritage List for England, and other sources; the results of a comprehensive map regression exercise; and reviews the an archaeological geophysical survey of the site.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the site. However, the Scheduled Monument of Moated site at Sheepbridge Court (NHL 1013336), is located approximately 550m south of the site. The proposed development will not affect the heritage significance of the scheduled monument.

In terms of non-designated heritage assets, Wokingham Borough Council's Local Plan policies map identifies two "Areas of High Archaeological Potential" within the proposed development site. The Berkshire HER contains a series of records associated with these non-designated archaeological assets from the study site spanning the Prehistoric to the Medieval period. The majority of these records relate to isolated findspots retrieved during fieldwalking surveys or possible archaeological features identified from aerial photography, and the only actual evidence of possible archaeological activity comes from the eastern end of the site, where a small trial trench excavated in 1969, found evidence of a Medieval tiled hearth and two scatters of Medieval finds.

An archaeological geophysical survey commissioned to complement this desk-based assessment in December 2023 has identified a group of archaeological anomalies, interpreted as boundary ditches, within 50m of the reported location of the Medieval remains. Due to their proximity, it is reasonable to assume that the ditches and the hearth may be related; with the ditches likely to define a plot of land associated with a Medieval rural building. The remainder of the site produced a notably "quiet" data outcome from a survey perspective.

As a result of all available information, this assessment has established that the study site has:

- A **high potential** for evidence of the Medieval period at the eastern end of the site. These are anticipated to be related to a Medieval rural building.
- A **moderate to high potential** for archaeological evidence of Iron Age-Roman settlement activity and field system. This is concluded based on HER evidence as no obvious archaeological anomalies of this period were detected during the geophysical survey.
- A **low to moderate potential** is also considered for localised evidence of Saxon field system at the western end of the site near Basingstoke Road. This is concluded based on HER evidence as no obvious archaeological anomalies of this period were detected during the geophysical survey.
- A **low potential** is anticipated for other periods of human activity, although evidence of Post Medieval and Modern agricultural practices and field boundaries, including footings associated with Body's farm buildings to the west of the site and a possible backfilled pond, is to be expected.

Any archaeological remains, if encountered, could potentially be up to medium (regional) significance, depending on their nature, condition, and level of preservation.

Therefore, given the conclusions of this assessment, it is anticipated that further archaeological work will be required by the Local Planning Authority in advance of development to better understand the presence, nature and distribution of any archaeological remains that may be present at the site. It has been established through pre-application consultation with the LPA's archaeological advisor that a programme of archaeological evaluation can be undertaken under condition of the Outline planning permission, with the results informing layouts and designs for the following Reserved Matters application. Further archaeological mitigation may also be required, depending on nature and significance of the evaluation findings.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk based assessment has been researched by Alex Slater, prepared by Serena Ranieri, and approved by Myk Flitcroft of RPS on behalf of Richborough.
- 1.2 The subject of this assessment, also known as the study site, is Land at Spencer Woods, Berkshire. The site comprises open fields measuring approximately 72.04 acres in extent, situated off Basingstoke Road, to the south and east of the village of Spencers Wood.
- 1.3 The study site is centred at National Grid Reference (NGR) 471766, 166224 (Figure 1) within the administrative area of the Wokingham Borough Council.
- 1.4 Outline planning permission is sought with all matters reserved for future determination (Figure 16), save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e)), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.
- 1.5 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.6 This desk based assessment comprises an examination of evidence on the Berkshire Historic Environment Record, and other sources, and includes the results of a comprehensive map regression exercise and a site visit.
- 1.7 Potential development impacts to Built Heritage assets are not assessed within this report, but can be found in a separate Built Heritage Statement (RPS 2024).
- 1.8 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2024. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 23 September 2023 (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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- 2.10 *Setting* is defined 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. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.11 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - Protects the settings of such designations;
 - In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.
- 2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

- 2.14 The local development policy is currently provided by the [Wokingham Borough Council Core Strategy](#) (adopted January 2010) and the Borough Council's [Managing Development Delivery \(MDD\)](#) document .
- 2.15 The main **Core Strategy** policy relevant to this assessment is as follows:
POLICY CP3 – GENERAL PRINCIPLES FOR DEVELOPMENT
PLANNING PERMISSION WILL BE GRANTED FOR PROPOSALS THAT:
C) HAVE NO DETRIMENTAL IMPACT UPON IMPORTANT ECOLOGICAL, HERITAGE, LANDSCAPE (INCLUDING RIVER VALLEYS) OR GEOLOGICAL FEATURES OR WATER COURSES.
- 2.16 Wokingham Borough Council's **Managing Development Delivery (MDD)** is the borough's Local Plan and provides a greater level of detail about how the vision in the Core Strategy will be delivered in practice. It was adopted on 21st February 2014. Until the new Wokingham Local Plan is finalised,

this MDD and their policies will remain relevant for any development proposed within the Council's boundaries. There are two policies relevant to the Designated Heritage Assets and Archaeology:

POLICY TB24: DESIGNATED HERITAGE ASSETS (LISTED BUILDINGS, HISTORIC PARKS AND GARDENS, SCHEDULED ANCIENT MONUMENTS AND CONSERVATION AREAS)

1. *HISTORIC PARKS AND GARDENS, SCHEDULED MONUMENTS AND CONSERVATION AREAS ARE SHOWN ON THE POLICIES MAP.*
2. *THE BOROUGH COUNCIL WILL CONSERVE AND SEEK THE ENHANCEMENT OF DESIGNATED HERITAGE ASSETS IN THE BOROUGH AND THEIR SETTINGS BY:*
 - A. *REQUIRING WORKS TO OR AFFECTING HERITAGE ASSETS OR THEIR SETTING TO DEMONSTRATE THAT THE PROPOSALS WOULD AT LEAST CONSERVE AND, WHERE POSSIBLE ENHANCE THE IMPORTANT CHARACTER AND SPECIAL ARCHITECTURAL OR HISTORIC INTEREST OF THE BUILDING, CONSERVATION AREA, MONUMENT OR PARK AND GARDEN INCLUDING ITS SETTING AND VIEWS.*
 - B. *SUPPORTING DEVELOPMENT PROPOSALS OR OTHER INITIATIVES THAT WILL CONSERVE AND, WHERE POSSIBLE, ENHANCE THE LOCAL CHARACTER, SETTING, MANAGEMENT AND HISTORIC SIGNIFICANCE OF DESIGNATED HERITAGE ASSETS, WITH PARTICULAR SUPPORT FOR INITIATIVES THAT WOULD IMPROVE ANY ASSETS THAT ARE RECOGNISED AS BEING IN POOR CONDITION OR AT RISK.*
3. *PROPOSALS FOR BUILDING WORKS SHALL RETAIN OR INCORPORATE EXISTING FEATURES OR DETAILS OF HISTORIC OR ARCHITECTURAL SIGNIFICANCE OR DESIGN QUALITY INTO THE SCHEME.*

and

POLICY TB25: ARCHAEOLOGY

1. *AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL ARE SHOWN ON THE POLICIES MAP.*
2. *IN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, APPLICANTS WILL NEED TO PROVIDE A DETAILED ASSESSMENT OF THE IMPACT ON ARCHAEOLOGICAL REMAINS.*
3. *WHERE DEVELOPMENT IS LIKELY TO AFFECT AN AREA OF HIGH ARCHAEOLOGICAL POTENTIAL OR AN AREA WHICH IS LIKELY TO CONTAIN ARCHAEOLOGICAL REMAINS, THE PRESUMPTION IS THAT APPROPRIATE MEASURES SHALL BE TAKEN TO PROTECT REMAINS BY PRESERVATION IN SITU. WHERE THIS IS NOT PRACTICAL, APPLICANTS SHALL PROVIDE FOR EXCAVATION, RECORDING AND ARCHIVING OF THE REMAINS.*

Emerging Local Planning Policy

- 2.17 The **Wokingham Borough Council Draft Local Plan 2023 – 2040**, which is proposed for submission, has reached Regulation 19 and consultation closed on Wednesday 13th November 2024. This will provide a planning framework to meet local development needs for this period and contains the following policies relevant to the site and the surrounding historic environment and archaeological assets:

Policy DH5: The historic environment

1. *Designated heritage assets, including Listed Buildings, Scheduled Monuments, Conservation Areas and Registered Parks and Gardens, are irreplaceable resources that, subject to their significance, should be conserved for the benefit of future generations.*

2. *Development proposals should conserve and, wherever possible, seek to enhance, the archaeological, architectural, artistic or historic interest of all heritage assets, including the contribution made by their setting. This will be achieved through:*
 - a) *Identifying and understanding the heritage assets that may be affected by the proposed works, at an early stage in the design process;*
 - b) *Supporting works that secure the sensitive use, enjoyment, conservation and/or enhancement of heritage assets and their settings, particularly in relation to designated assets identified as being at risk; and*
 - c) *Retaining and/or incorporating existing features or details of historic or architectural interest and/or design quality into the scheme through the sensitive design of development.*
3. *Where development proposals have the potential to affect a heritage asset and/or its setting, a heritage assessment should be prepared in a level of detail proportionate to the asset's importance. This assessment should be submitted as part of a planning application and should describe the significance of the heritage asset and its setting, before assessing the potential impact of the proposal on its significance.*
4. *Development proposals that would cause substantial harm to, or total loss of significance of a designated heritage asset, will not be supported unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm, or where all the following criteria apply:*
 - a) *The nature of the heritage asset prevents all reasonable uses of the site;*
 - b) *No viable use of the heritage asset can be found through appropriate marketing that will enable its conservation;*
 - c) *Conservation by grant-funding or another form of not-for-profit, charitable or public ownership is demonstrably not possible; and d) The harm or loss is outweighed by the benefit of bringing the site back into use.*
5. *Where a development proposal would cause less than substantial harm to the significance of a designated heritage asset, clear and convincing justification will need to be provided to demonstrate the public benefits of the proposal that could not otherwise be achieved. The level of public benefit must outweigh any harm to a designated heritage asset.*
6. *Local Historic Parks and Gardens and Areas of Special Character are included on the Policies Map. All non-designated heritage assets are identified and recorded on the council's website.*
7. *Development proposals should demonstrate how the traditional, historical, local and special character of a building, area, park or garden and its setting has been preserved and enhanced. This will enable an assessment of the degree of harm to, or loss of, non-designated heritage assets, balanced against their significance, the positive contribution made by the development and the extent to which any harm can be justified or mitigated.*

Policy DH6: Archaeology

1. *Development proposals should be accompanied by a detailed archaeological assessment where:*
 - a) *The development has the potential to affect a scheduled monument or a nondesignated heritage asset of archaeological interest;*
 - b) *The site is within or in proximity to an Area of High Archaeological Potential, or*
 - c) *The site is within a location where archaeological remains are known or suspected to exist*

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2. *The archaeological assessment should be in the form of a desk-based study that explains the significance of any archaeological remains, using suitable references such as the Historic Environment Record and, where necessary, a field evaluation. The assessment must explore and explain any likely impact of development upon the archaeological remains.*
3. *Development proposal should take appropriate measures to protect any archaeological remains by preservation in situ. Where an assessment of archaeological potential demonstrates this is not justified or proportionate, applicants will be responsible for the excavation, recording and archiving of remains.*

2.18 In line with existing national and local planning policy and guidance, and with cognizance of the likely future local plan policy, this Archaeological Desk Based Assessment therefore seeks to establish the extent of past disturbance and destruction of archaeological horizons on the site, in order that the potential for as yet to be discovered archaeological assets can be established, and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The Geology for the site is provided by the British Geological Survey (BGS Online 2023). This shows the bedrock geology as part of the London Clay Formation (Clay, Silt and Sand). No superficial deposits are recorded, although in proximity of the site, such natural deposits are mostly constituted of River Terrace gravels and sand and Alluvium along the course of the River Loddon (BGS Online 2023).
- 3.2 No site specific geotechnical investigations are currently available (December 2023).

Topography

- 3.3 The study site extends across open fields over measuring circa 72.04 acres. It is located along the southern fringe of the urban extent of the village of Spencers Wood, 2.3km south of the M4 motorway and the southern fringe of Reading.
- 3.4 The study site occupies land which gently slopes down to the south-east towards the River Loddon, from approximately 56m Above Ordnance Datum (AOD) to approximately 52m AOD. There are a number of drainage channels running through the study site, but the nearest watercourse is the River Loddon which lies 570m to the south-east.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figure 2a), also referred to as the study area, held Berkshire Historic Environment Record, together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site. However, the Scheduled Monument of Moated site at Sheepbridge Court (NHL 1013336) is located approximately 550m south of the study site and the Registered Park and Garden known as Swallowfield Park (NHL 1000537) lies circa 700m south-east of the study site.
- 4.4 With regard to areas of archaeological interest identified by the local planning authority, there are two “Areas of High Archaeological Potential” within the study site: an area in the north-eastern part of the site identifying a small area of medieval settlement; and a larger area in the western part of the site, and extending into the fields outside the site boundary, identifying an area of prehistoric flint finds and potential archaeological cropmarks (Figure 2b).
- 4.5 The HER contain records of archaeological assets within the site which are mostly formed of findspots or cropmarks. These are (Figures 2a to 2c):
- Undated flint flakes, although clearly of a generic Prehistoric date, have been collected during a fieldwork survey at the site during The Loddon Valley Survey in the 1990s (ERM349; Figure 2c and Paragraph 4.6). Two of these were picked up at the northern end

of the site (06159.00.000, 06170.00.000 and 06158.00.000; Figure 2a and 2b); two more were picked up from the centre and southern end of the site (06171.00.000; 06170.00.000; Figure 2a and 2b).

- Pottery sherds of unspecified date, including a small number of Roman and Medieval date, were also picked up during two phases of fieldwork surveys carried out in the 1990s (06244.00.000; 06233.00.000; 06242.00.000; 06241.00.000; 06239.00.000; 06235.00.000; 06240.00.000; 06235.00.000; ERM349; EWK122; Figures 2b and 2c).
- Ploughing at SU 721663, at the north-eastern end of the site, produced medieval and later pottery and tile fragments (00728.00.000; 00728.01.000; Figures 2a and 2b). A trial excavation in September 1969 located a hearth, flint tumble, broken tile and pottery of 12-13th century date at a depth of 10 inches.
- RAF Aerial photographs has also picked up cropmarks across the study site, especially along its east-south-eastern boundary (01087.04.000; 01087.05.000; 01087.08.000; 01087.06.000; Figure 2a and 2b). Such features have mostly been interpreted as enclosures and ditches, along with a possible ring ditch

4.6 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

4.7 A small trial excavation was carried out at the eastern end of the site in 1969 which located a hearth, and few finds such a flint tumble, tile and pottery fragments of 12-13th century date (00728.00.000; 00728.01.000; Figures 2a and 2b). It was suggested that these could be associated with a Medieval domestic dwelling/farmstead in the vicinity.

4.8 The study site formed part of the area investigated by the Loddon Valley (Berkshire) Fieldwalking Survey in the early 1990s (ERM349; Figure 2c) and has also been subject to another fieldwalking survey in the late 1990s (EWK122; Figure 2c). Both of these interventions have recorded cropmarks and artefacts which indicate potential of Prehistoric activity within the study site, particularly in the southern part.

4.9 Over the last 20 years a series of archaeological excavations have been undertaken within 1km radius from the study area prior to development works. Such investigations have shown a predominance of survival of archaeological evidence of the Iron Age – Early Roman period, which include both settlement and agricultural, fieldwork systems. One of those settlements was exposed immediately outside of the south-western end of the study site, along Basingstoke Road and Beech Hill (ERM373; ERM1737; ERM1819; ERM1899; ERM2117; Figure 2c). Further evidence of an Iron Age settlement, along with remains of Late Iron Age- Roman funerary activity was also exposed at the northern end of study area, north of Croft Road, *circa* 400m north of the study site (ERM2554; ERM2555; ERM1795; ERM1796; Figure 2c). An Iron Age – Roman field system, initially documented through aerial photographs, was exposed during archaeological investigations undertaken across the fields east/south-east of the study site (MRM18383; ERM2268; MRM18345; ERM2173; ERM2174; Figure 2c).

Geophysical Survey (MOLA 2024)

4.10 A geophysical survey was carried out at the site in December 2023 (MOLA 2024). The results of such survey produced a notably “quiet” data outcome, and many of the archaeological responses that have been detected are substantially weaker than what initially expected. The surveyors suggest this could be associated with the underlying geology of London Clay, which is widely recognised as problematic for geophysical survey (EH 2008, 15) as this rarely supports the development of soils with strong magnetic enhancements (MOLA 2024).

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- 4.11 However, at the eastern end of the site (Field 2, Appendix 1a and b), a group of archaeological anomalies, interpreted as ditches, were detected. These were located within 50m of the reported location of a series of Medieval findings which included a tiled hearth and two finds' scatters (00728.00.000; 00728.01.000; 06235.00.000; Figure 2). Therefore, due to their proximity, it is reasonable to assume that the ditches and the hearth may be related, with the ditches likely to define the plot of land associated with a cottage or similarly low-status medieval building. Short lengths of further ditches have also been detected in the south-east of Field 2.
- 4.12 Several linear responses have been detected in the north-east of Field 1 and centre of Field 2, indicative of field boundary ditches and grubbed-out hedgerows (Appendix 1a and b). These have been directly matched to former field boundaries on historic mapping. One of these, a pair of responses in the north-east of Field 1, correlates with a former trackway that formed part of the Parliamentary County Division Boundary noted on the available historic mapping. A further anomaly in the west of Field 3 is more continuous and probably indicates a boundary ditch (Appendix 1a and b).
- 4.13 The survey has also detected an elongated oval area of jumbled, moderate-sized ferrous anomalies in the east of Field 2 (Appendix 1a and b). This is typical of the response from a pond or quarry pit backfilled with large pieces of scrap material or rubble, and correlates to a pond depicted on the 1872 Ordnance Survey map. However, neither the pond nor the possible ditches mentioned above feature on the 1838 Tithe map.
- 4.14 Other anomalies include two adjacent buried pipes which cross the entire width of the surveyed area and two short trenches that have been backfilled with strongly magnetic material (Appendix 1).

Prehistoric (Palaeolithic, Mesolithic, Neolithic and Bronze Age)

- 4.15 The HER contains no records of deposits or findings associated with the Palaeolithic period within the 1km study area. Evidence for Mesolithic period activity within the study area contains mostly of surface findspots (06031.00.000; 00718.00.000; MRM16468; Figure 2a), including an assemblage of 18 worked flints recovered during an archaeological evaluation on Basingstoke Road, *circa* 100m west of the study site (MRM15978; Figure 2a).
- 4.16 Similarly, the HER records for the Neolithic period are mostly associated with surface findspots or residual finds recovered from later archaeological features recovered between 500m and 1km north/north-east of the study site (MRM16468; MRM18545; ERM2072; 00717.00.000; 00718.00.000; Figure 2a and b).
- 4.17 Evidence of the Bronze Age period in the HER for the study area is also mostly represented by findspots (06031.00.000; 06157.00.000; MRM15978; MRM16468; MRM18545; Figure 2a). However, aerial photographs taken in the 1970s have revealed presence of possible Bronze Age features, formed of ring and linear ditches *circa* 1km east of the study site (06519.00.000; Figure 2a). Another cropmark representing a possible Neolithic to Bronze Age ring ditch is recorded *circa* 600m south-east of the study site (01089.00.000; Figure 2a).
- 4.18 A series of undated flint flakes, although clearly of a generic Prehistoric date, have been collected during a fieldwork survey at the study site during The Loddon Valley Survey in the 1990s (ERM349; Figure 2c). Two of these were picked up at the northern end of the site (06159.00.000, 06170.00.000 and 06158.00.000; Figure 2a and 2b); two more were picked up from the centre and southern end of the site (06171.00.000; 06170.00.000; Figure 2a and 2b).
- 4.19 Based on available information held in the Berkshire Historic Environment Record, we can conclude that the archaeological potential of the study site for settlement evidence of the Prehistoric period (Palaeolithic to the Bronze Age) is to be considered as low, although presence of residual finds cannot be excluded.

Late Prehistoric (Iron Age) and Roman

- 4.20 A Mid to Late Iron Age field system comprising linear ditches and other features was revealed during archaeological investigations within fields north of Croft Road, circa 500m north of the study site (MRM17655; ERM1795; ERM1796; Figures 2a and 2c). Such features extended across fields immediately to the north and although no clear dating material was retrieved, these were found in proximity of Late Iron Age- Romano British cremations (MRM18325; ERM2555; ERM2554; Figures 2a and 2c). Furthermore, archaeological excavation (MRM18547; ERM2554; Figures 2a and 2c), north of MRM18325, revealed a series of features including, ditches, pits, postholes and a roundhouse which have been interpreted as forming a Middle/Late Iron Age settlement.
- 4.21 An assessment of 1970s aerial photographs by Wessex Archaeology suggests that such settlement may extend further, based on cropmarks evidence observed immediately to the north and to the east of the identified remains (01085.00.000; 01085.01.000; 01085.02.000; Figure 2a).
- 4.22 There is an abundance of undated cropmark features interpreted as potentially of Late Prehistoric/Roman date between 70m and 300m east/south-east of the southern end of the study site. These cropmarks include potential enclosures (01087.01.000, 01087.02.000, 01087.03.000; Figure 2a), potential hut circles (01087.12.000, 01087.14.000, 01087.13.000, 01087.12.000; Figure 2a) and other potential ring-shaped features (01087.02.100, 01087.02.200, 01087.11.000), as well as potential double ditches (01087.09.000; Figure 2a). However, recent archaeological investigations carried out across large part of this area (MRM18383; ERM2268; Figure 2c) did prove presence of Late Iron Age/Romano British activity, but not to the extent, complexity, and significance originally anticipated.
- 4.23 Another cropmark, located circa 150m south-east of the study site (01087.00.000; Figure 2a), has been interpreted as a settlement complex with traces of five enclosures, several ring/penannular features, trackways and linear features. It is not clear from the HER whether this is a summary entry for all of the surrounding cropmarks or a separate group. Whatever the case, the accumulation of cropmarks can be plausibly dated on typological grounds to the Iron Age, perhaps carrying over into the succeeding Roman period. A gold stater found in a field immediately to the east of the study site (00716.00.000; Figure 2a) is further evidence that activity within such area is likely to span the Iron Age and the Roman period.
- 4.24 Evidence of Late Iron Age – Early Roman activity, which included gullies, ditches, pits and post holes, was observed immediately west of the south-western border of the site, during archaeological investigations along Basingstoke Road (MRM15934; MRM15935; ERM373; EWK208; ERM1737; Figures 2a and 2c). Such remains may represent one or more enclosures, with the quality and quantity of the finds suggesting domestic activity. All of the pits contained Early Roman pottery, although evidence of a Late Roman agricultural field system was also exposed (MRM15936; ERM373; Figure 2a and 2c).
- 4.25 Further west from here, circa 500m of the study site, along Beech Hill Road (MRM18186; ERM1819; ERM1899; ERM2117; Figure 2a and 2c), archaeological investigations revealed further evidence of Iron Age/Early Roman activity believed to form part of the same Iron Age/Romano-British settlement described above on Basingstoke Road (MRM15934; MRM15935; ERM373; EWK208; ERM1737; Figures 2a and 2c).
- 4.26 Further evidence of Iron Age - Romano British activity was observed across fields located between *circa* 300m to 800m east of the study site, on both sides of the River Loddon (Farley Hall Estate; MRM18345; ERM2173; ERM2174; Figure 2a and 2c). Archaeological investigations, preceded by a geophysical survey, revealed the presence of linear features and pits, likely to be representative of three or four farmsteads, probably comprising ditched paddocks and enclosures, which would be typical of this period.
- 4.27 RAF aerial photographs has also picked up cropmarks across the study site, especially along its east/south-eastern boundary (01087.04.000; 01087.05.000; 01087.08.000; 01087.06.000; Figure

2a and 2b). Such features have mostly been interpreted as enclosures and ditches, along with a possible ring ditch. It is noted that no evidence for these enclosures and ditches was detectable in the recent geophysical survey.

- 4.28 Based on available information held in the Berkshire Historic Environment Record, we can conclude that the study site has a moderate to high potential to contain evidence of settlement activity and field system of the Iron Age – Roman period, especially across the southern portion of the study site. The absence of anomalies of obvious archaeological origin from the recent Geophysical Survey across this area of the site could be associated with the nature of the underlying geology rather than absence of archaeological features.

Saxon-Early Medieval/Medieval

- 4.29 Historical evidence does not record Spencers Wood before the 13th century, when the area was named after the Le Despenser family who purchased the land directly from King Henry III in 1226.
- 4.30 The study site and the surrounding area, up to this point, had lain within the Royal Windsor Forest, and it is not clear whether there was a settlement in the area. During this period, Spencers Wood lay within the parish of Shinfield, as further recognition that it was not important enough to form a parish core.
- 4.31 Evidence of Early Medieval/Saxon activity within the study area is very limited and mostly associated with findspots (00723.00.000; 06189.00.000; Figure 2a) and few archaeological features. The latter include a flat-bottomed ditch exposed at Land at Basingstoke Road, circa 100m west of the study site (MRM15932; ERM373; Figures 2a and 2c) and four Saxon ditches found during archaeological investigations, circa 500m north of the study site (MRM16758; ERM1423 Figures 2a and 2c).
- 4.32 The main Medieval site within the study area is the Scheduled moated site at Sheepbridge Court Farm, located 500m to the south-east of the study site (01009.00.000, 01009.00.002; NHL 1013336; Figure 2a). The circular moat is known to have an external diameter of circa 90m and evidence of occupation in the form of 13th century pottery has been recovered from the island.
- 4.33 To the west of Sheepbridge Court and 200m south of the study site, cropmark features have been interpreted as being associated with a possible Medieval deserted settlement (01088.00.000; Figure 2a). Further evidence of activity of this period from the study area has been found in the form of two isolated pits located circa 500m east/south-east of the study site (Land at Sheepbridge Court Farm; MRM18384; ERM2268; Figure 2a) and as ditches, likely to be part of a Medieval field system, identified just outside the western boundary of the study site (MRM15977; ERM373; ERM1737; Figure 2a and 2c).
- 4.34 The HER does also contain evidence of Medieval findspots from the study site. These include pottery sherds picked up during fieldwalking at the southern end of the site (MWK15362; Figures 2a and b), along with a scatter of artefacts retrieved during a trial excavation carried out in 1969 at the north/north-eastern end of the study site (00728.01.000; Figures 2a and 2b). It was concluded that the latter was suggestive of the presence of a small Medieval farmstead. To the east of this area, just outside the site, more Medieval findspots have been collected during fieldwalking (06243.00.000; 06236.00.000; 06246.00.000; 06248.00.000; Figure 2a).
- 4.35 The geophysical survey carried at the site in December 2023 has identified a group of archaeological anomalies, interpreted as ditches, within 50m of Medieval findings exposed during the 1969 trial excavation (00728.00.000; 00728.01.000; 06235.00.000; Figures 2a and 2b). Therefore, due to their proximity, it is reasonable to assume that the ditches and the hearth may be related, with the ditches likely to define the plot of land associated with a rural Medieval building. Possible short lengths of further ditches have also been detected in the south-east of Field 2 (Appendix 1a and b).
- 4.36 Based on such results, we can conclude that during the Saxon and Medieval period, the study is likely to have lain within open field outside any known settlement, which at the time, must have

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gravitated around the Sheepbridge Court moated site. However, presence of dwelling activity exposed at the study site during trial excavation in 1969, along with the result of the recent geophysical investigations (MOLA 2024), indicate a high potential for further buried archaeological remains of the Medieval period at the eastern end of the site, and possibly further south, in the form of field systems. A low to Moderate potential is anticipated for evidence of Saxon agricultural activity in proximity of Basingstoke Road at the western end of the site.

Post Medieval & Modern (including map regression exercise)

- 4.37 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site. There is no Post-Medieval evidence recorded on the study site itself.
- 4.38 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.39 Rocque's Map of 1761 (Figure 4) shows the study site laying across 6 field parcels. There is a settlement focus immediately to the west of the study site, including Body's Farm (not named), and other dwellings clustered around what is now the junction of Basingstoke Road and Beech Hill Road. Spencers Wood is shown as an area of woodland to the north and west of this small settlement. The study site is depicted as agricultural land.
- 4.40 The 1806 Ordnance Survey Drawing (Figure 5) and the later 1838 Shinfield and 1841 Swallowfield tithe maps depict the study site as up to 15 separate parcels of land, all classified as arable. Among these, within parcels 303, at the western end of the site along Basingstoke Road, lie a series of buildings part of Body's Farm.

Land Parcel	Landowner	Occupant	Description	Land Use/ Cultivation
287	Henry Lanoy Hunter	Joseph Marlow Junior	The Four Acres	Arable
288	Henry Lanoy Hunter	Joseph Marlow Junior	First Close by the Common	Arable
289	Henry Lanoy Hunter	Joseph Marlow Junior	Second Close by the Common	Arable
290	Henry Lanoy Hunter	Joseph Marlow Junior	Three Acres	Arable
291	Henry Lanoy Hunter	Joseph Marlow Junior	Ten Acres	Arable
292	Henry Lanoy Hunter	Joseph Marlow Junior	Six Acres	Arable
293	Henry Lanoy Hunter	Joseph Marlow Junior	Third Close	Arable
294	Henry Lanoy Hunter	Joseph Marlow Junior	Fourth Close	Arable
295	Henry Lanoy Hunter	Joseph Marlow Junior	The Barn Ground	Arable
296	Henry Lanoy Hunter	Joseph Marlow Junior	Home Close	Arable
297	Henry Lanoy Hunter	Joseph Marlow Junior	Matthews Close	Arable
298	Henry Lanoy Hunter	Joseph Marlow Junior	The Twelve Acres	Arable
299	Reverend John Athawes	Thomas Terry	Outer Field	Arable
300	Henry Lanoy Hunter	Joseph Marlow Junior	Matthews Pightle	Arable
302	Henry Lanoy Hunter	Joseph Marlow Junior	Frontage Pasture	Rough Pasture
303	Henry Lanoy Hunter	Joseph Marlow Junior	Farm House Barns Yards etc.	Homestead

1841 Tithe Apportionments, Swallowfield – Wiltshire

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- 4.41 The 1877 Ordnance Survey Map (Figure 7) shows the study site in a similar configuration, which will remain largely unchanged throughout the first half of the 20th century and to the present day (Figures 8 and 15).
- 4.42 The 2023 geophysical survey of the study site produced several linear responses detected at the north-east of Field 1 and at centre of Field 2, indicative of field boundary ditches and grubbed-out hedgerows (Appendix 1a and b). These have been directly matched to former field boundaries on historic mapping. One of these, a pair of responses in the north-east of Field 1, correlates with a former trackway that formed part of the Parliamentary County Division Boundary noted on the available historic mapping. A further anomaly in the west of Field 3 is more continuous and probably indicates a boundary ditch (Appendix 1a and b).
- 4.43 Based on available evidence, it is likely that during the Post Medieval and Modern periods the study site would have comprised primarily agricultural land, located outside the known local settlements. On this basis, evidence of Post Medieval and Modern agricultural practices is to be expected at the study site, including structural remains associated with Body's Farm at the western end of the site. If found, these would be of low/limited significance.

Lidar

- 4.44 A review of the LiDAR plot of the site (Figure 3) has identified features that the Geophysical Survey has interpreted as the result of modern agricultural activity, modern drains and field boundaries. None of the anomalies picked up by the survey and interpreted as being of archaeological origin are visible on the Lidar plot.

Assessment of Significance

- 4.45 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.46 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site. However, the Scheduled Monument of Moated site at Sheepbridge Court (NHL 1013336), is located approximately 550m south of the study site and the Registered Park and Garden known as Swallowfield Park (NHL 1000537) lies circa 700m south-east of the study site.
- 4.47 The Berkshire HER contains a series of records associated with non-designated archaeological assets from the study site spanning the Prehistoric to the Medieval period. However, the majority of these finds are isolated findspots retrieved during fieldwalk surveys and the only actual evidence of possible archaeological activity comes from the eastern end of the site, where a small trial trench excavation from 1969 found evidence of activity, a tiled hearth and two finds scatters, associated with a possible Medieval dwelling/farmstead. The locations of these HER records are identified as 'Areas of High Archaeological Potential' on the Local Plan policies map.
- 4.48 A recent Geophysical Survey carried out at the study site in December 2023 has detected a series of anomalies in proximity of the putative Medieval remains that have been interpreted as likely to form a plot of land, associated with a Medieval rural building. However, with the exception of these, very few other anomalies have been detected within the rest of the site and those observed, were either interpreted as being tentatively of archaeological origin or modern. It cannot be excluded that the lack of archaeological evidence from large parts of the site could be attributed to the site's geology rather than actual absence of buried archaeological assets.
- 4.49 As a result of all available information, this assessment has established that the study site has:

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- A **high potential** for evidence of the Medieval period at the eastern end of the site. These are anticipated to be associated with a Medieval rural building.
- A **moderate to high potential** for archaeological evidence of Iron Age-Roman settlement activity and field system at the southern end of the site. This is concluded based on HER evidence as no obvious archaeological anomalies of this period were detected during the geophysical survey.
- A **low to moderate potential** is also considered for localised evidence of Saxon field system at the western end of the site near Basingstoke Road. This is concluded based on HER evidence as no obvious archaeological anomalies of this period were detected during the geophysical survey.
- A **low potential** is anticipated for other periods of human activity, although evidence of Post Medieval and Modern agricultural practices and field boundaries, including footings associated with Body's farm buildings to the west of the site, is to be expected.

4.50 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas.

4.51 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of up to regional significance.

4.52 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Prehistoric (Palaeolithic, Mesolithic, Neolithic, Bronze Age)	Low potential for settlement activity, although presence of residual finds cannot be excluded; Low (Local) Significance ;
Iron Age-Roman	A Moderate to High potential for archaeological evidence of the Iron Age-Roman period is considered at the southern end of the site based on HER data; Low (Local) to Medium (Regional) significance depending on nature, condition, and preservation of the remains.
Saxon/Early Medieval	Low to Moderate potential for localised evidence of Saxon agricultural activity at the western end of the site based on HER data; Low (Local) Significance ;
Medieval	High potential for evidence associated with a possible Medieval farmstead and field boundary at the eastern end of the site; Low (Local) to Medium (Regional) significance depending on nature, condition and preservation of the remains.
Post Medieval & Modern	Evidence of Post Medieval agricultural practices and field boundaries are highly likely to be expected; including footings associated with Body's farm buildings to the west of the site; Low (Local) Significance

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The subject of this assessment, also known as the study site, is Land at Spencer Woods, Berkshire. The site comprises open fields measuring approximately 72.04 acres in extent, situated off Basingstoke Road, to the south and east of the village of Spencers Wood.
- 5.2 Post Medieval and Modern agricultural activity will have had a widespread, but moderate negative impacts on any underlying archaeological assets, if present, as a result of past ploughing. No development has occurred at the site to date.

Proposed Development

- 5.3 Outline planning permission is sought with all matters reserved for future determination (Figure 16), save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e)), sports pitch and changing facility, public open space, SANG provision and associated infrastructure.
- 5.4 Except for the school, it has been anticipated that the housing will be of a conventional build and limited to 2.5 storeys high.

Review of Potential Development Impacts on Archaeological Assets

- 5.5 Proposed development works have the potential to negatively impact on any underlying archaeological assets within their footprint.
- 5.6 A programme of archaeological evaluation is likely to be required by the Local Planning Authority to ascertain presence and extent of any potential archaeological assets that may be present at the site prior to development. Further archaeological mitigation may also be required, depending on nature and significance of the findings.
- 5.7 Development within the study site will not impact on the heritage significance of the Scheduled Moated site at Sheepbridge Court: the study site forms a small part of the wider setting of the asset, in excess of 550m from the moated site and screened by existing vegetation around the edge of the moated site. The proposed development of the study site will not affect the contribution the setting makes to the heritage significance of the Scheduled Monument.

6 SUMMARY AND CONCLUSIONS

- 6.1 This desk based assessment on the site Land at Spencers Wood, Berkshire has been prepared by RPS on behalf of Richborough to clarify its below ground archaeological potential prior to development.
- 6.2 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Scheduled Monuments, Protected Wrecks or Registered Battlefields lie within the study site. However, the Scheduled Monument of Moated site at Sheepbridge Court (NHL 1013336), is located approximately 550m south of the study site and the Registered Park and Garden known as Swallowfield Park (NHL 1000537) lies circa 700m south-east of the study site. The significance of this Scheduled Monument will not be affected by the proposed development of the study site.
- 6.3 In terms of non-designated heritage assets, Wokingham Borough Council's Local Plan policies map identifies two "Areas of High Archaeological Potential" within the proposed development site. The Berkshire HER contains a series of records associated with these non-designated archaeological assets from the study site spanning the Prehistoric to the Medieval period. The majority of these records relate to isolated findspots retrieved during fieldwalking surveys or possible archaeological features identified from aerial photography, and the only actual evidence of possible archaeological activity comes from the eastern end of the site, where a small trial trench excavated in 1969, found evidence of a Medieval tiled hearth and two scatters of Medieval finds.
- 6.4 An archaeological geophysical survey commissioned to complement this desk-based assessment in December 2023 has identified a group of archaeological anomalies, interpreted as boundary ditches, within 50m of the reported location of the Medieval remains. Due to their proximity, it is reasonable to assume that the ditches and the hearth may be related; with the ditches likely to define a plot of land associated with a Medieval rural building. The remainder of the site produced a notably "quiet" data outcome from a survey perspective.
- 6.5 As a result of all available information, this assessment has established that the study site has:
- A **high potential** for evidence of the Medieval period at the eastern end of the site. These are anticipated to be related to a Medieval rural building.
 - A **moderate to high potential** for archaeological evidence of Iron Age-Roman settlement activity and field system. This is concluded based on HER evidence as no obvious archaeological anomalies of this period were detected during the geophysical survey.
 - A **low to moderate potential** is also considered for localised evidence of Saxon field system at the western end of the site near Basingstoke Road. This is concluded based on HER evidence as no obvious archaeological anomalies of this period were detected during the geophysical survey.
 - A **low potential** is anticipated for other periods of human activity, although evidence of Post Medieval and Modern agricultural practices and field boundaries, including footings associated with Body's farm buildings to the west of the site and a possible backfilled pond, is to be expected.
- 6.6 Any archaeological remains, if encountered, could potentially be up to medium (regional) significance, depending on their nature, condition, and level of preservation.
- 6.7 Therefore, given the conclusions of this assessment, it is anticipated that further archaeological work will be required by the Local Planning Authority in advance of development to better understand the presence, nature and distribution of any archaeological remains that may be present at the site. Linden Ellicott, the Archaeological Officer at Berkshire Archaeology, who advises the LPA, after being consulted by RPS has recommended that a programme of archaeological evaluation can be undertaken under condition of the Outline planning permission, assuming the results will inform

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layouts and designs for the following Reserved Matters application. Further archaeological mitigation may also be required, depending on nature and significance of the findings.

Sources Consulted

General

Berkshire Historic Environment Record

Internet

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Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

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Cartographic

1761 Rocque Map of Berkshire

1806 Ordnance Survey Drawing

1838 Shinfield Parish and 1841 Swallowfield Parish Tithe Maps

1877 Ordnance Survey Map (1:10,560)

1900 Ordnance Survey Map (1:10,560)

1913 Ordnance Survey Map (1:10,560) Figure 10: 1961 Ordnance Survey Map (1:10,000)

1971-76 Ordnance Survey Map (1:10,000)

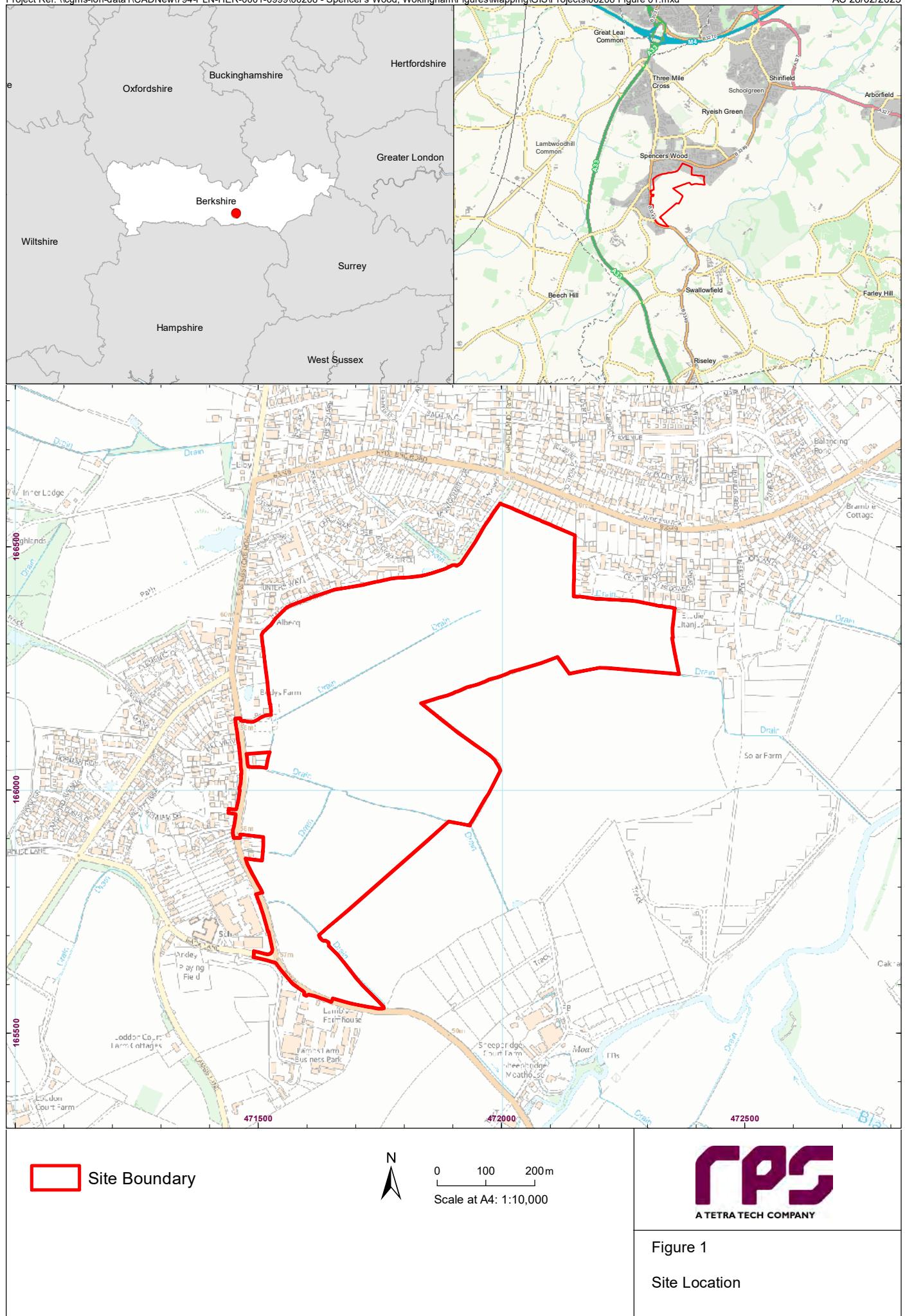
1990 Ordnance Survey Map (1:10,000)

2006 Ordnance Survey Map (1:10,000)

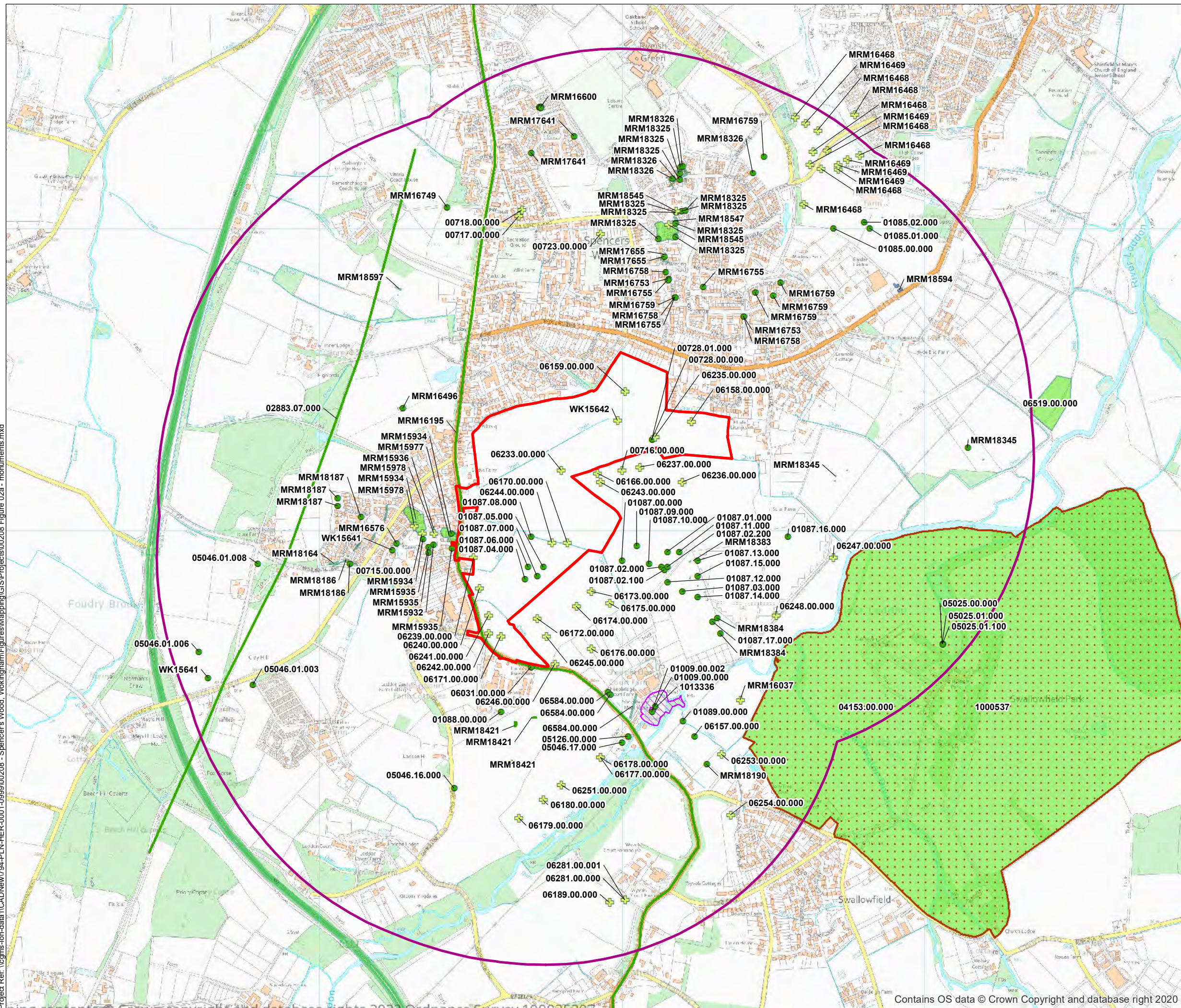
2018 Google Earth Image

2022 Google Earth Image

FIGURES



Project Ref: \csm-son-data\1\CADNew\794-PLN-HER-0001-0999\00208 - Spencer's Wood, Wokingham\Figures\Maping\GIS\Projects\00208 Figure 02a - monuments.mxd



- Legend**
- Site Boundary
 - 1 km Search Radius
 - Designated Heritage Assets:**
 - Scheduled Monuments
 - Registered Parks and Gardens
 - Non-designated Heritage Assets:**
 - HER Records (point)**
 - Monument
 - Find Spot
 - HER Records (polygon)**
 - Monument
 - Building
 - HER Records (polyline)**
 - Monument

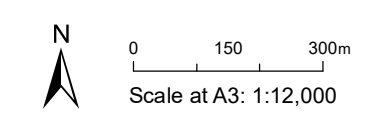
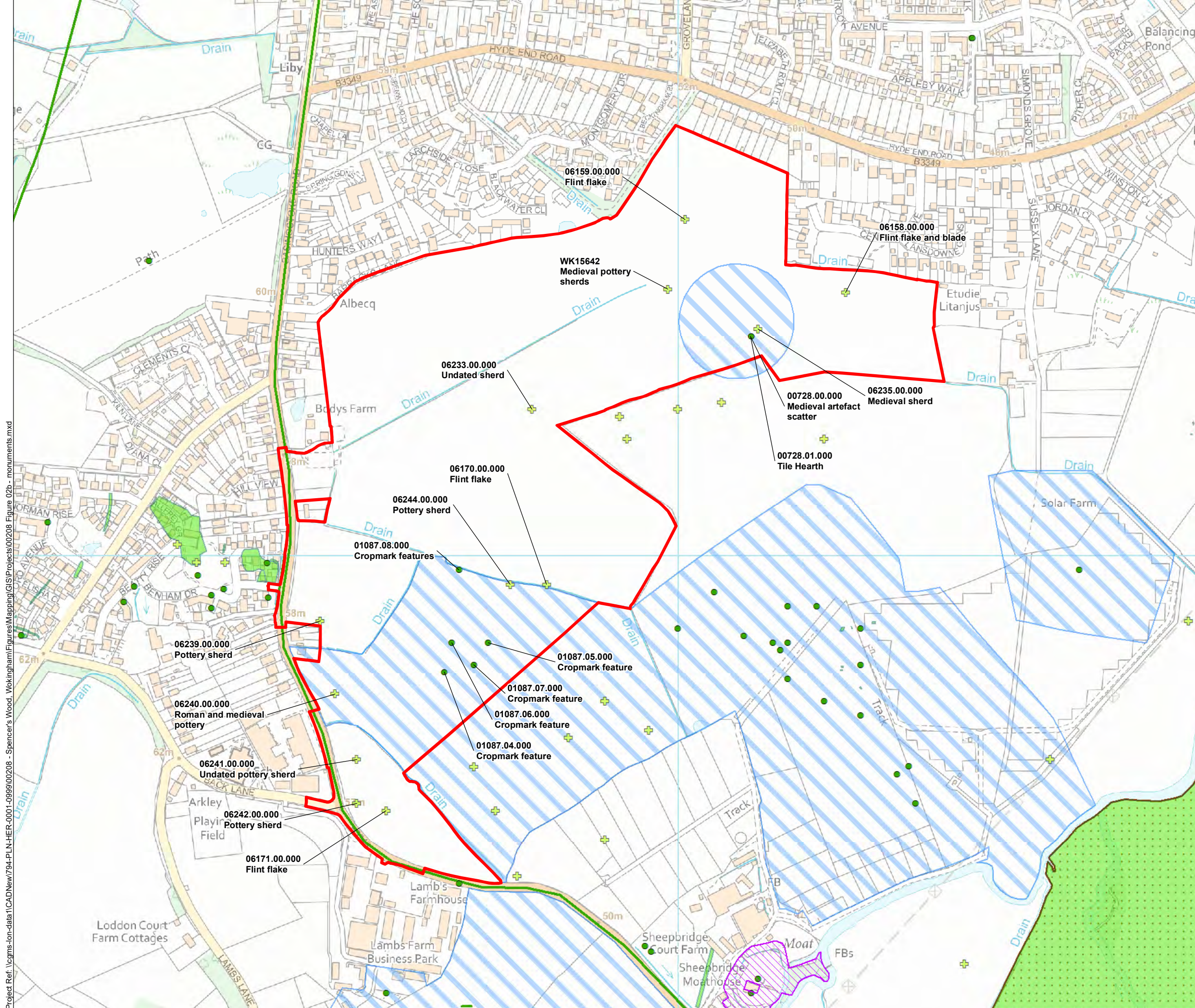


Figure 2a

HER Plot - Monuments (data from the Berkshire Historic Environment Record)

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- Legend**
- Designated Heritage Assets:**
- Scheduled Monuments
 - Registered Parks and Gardens
- Non-designated Heritage Assets:**
- HER Records (point)**
- Monument
 - Find Spot
- HER Records (polygon)**
- Monument
 - Building
- HER Records (polyline)**
- Monument
 - Areas of High Archaeological Potential

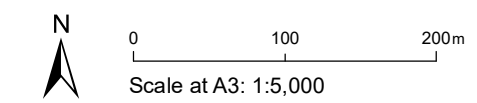
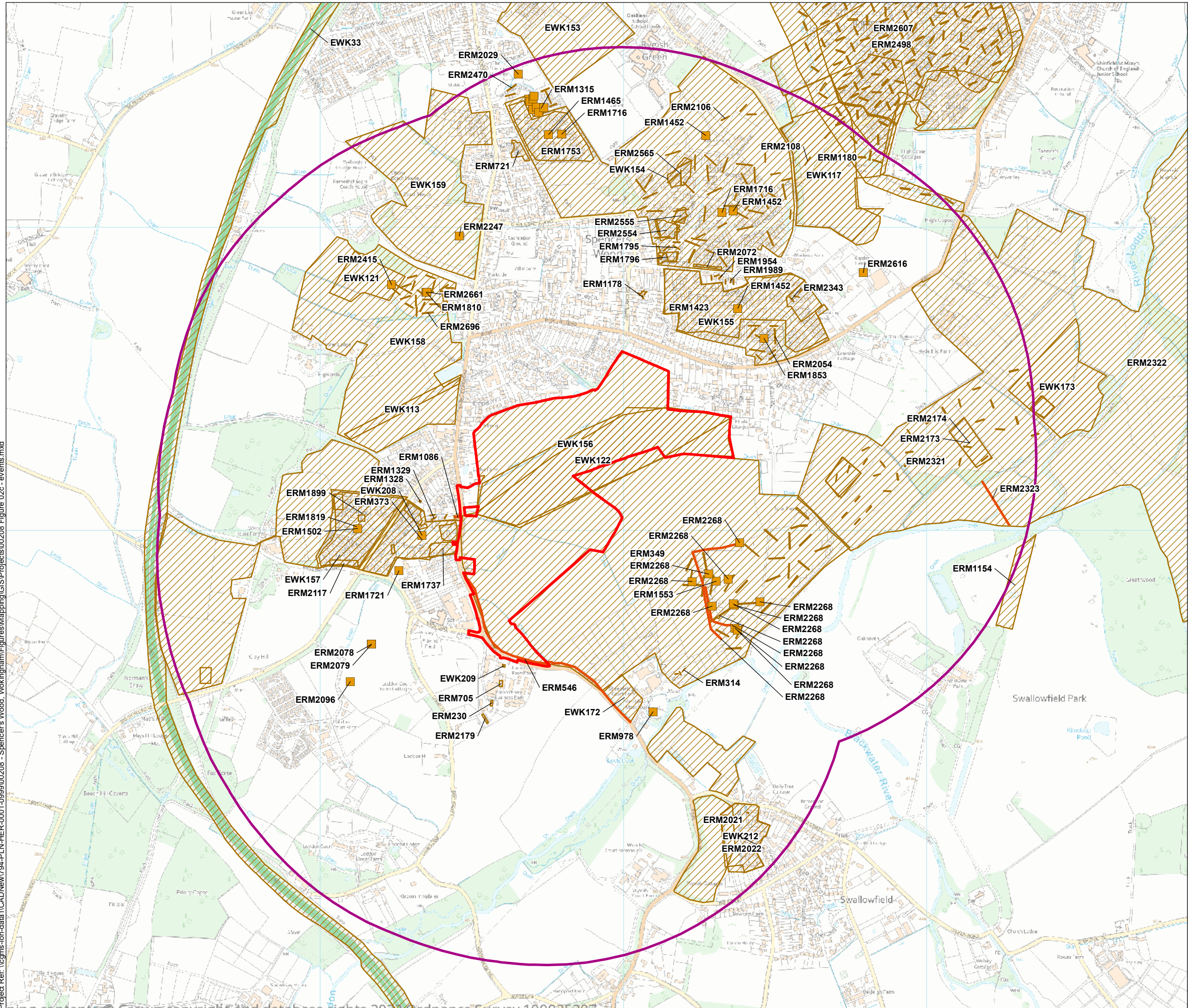


Figure 2b

HER Plot - Monuments within the Site Boundary (data from the Berkshire Historic Environment Record)

Project Ref: \csm-son-data\1\CADNew\794-PLN-HER-0001-0999\00208 - Spencer's Wood, Wokingham\Figures\Maping\GIS\Projects\00208 Figure 02c - events.mxd



Legend

- Site Boundary
- 1 km Search Radiuses

Previous Archaeological Work:

- HER Events (point)
- HER Events (polygon)
- HER Events (polyline)

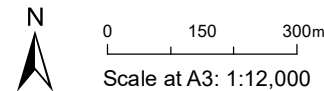
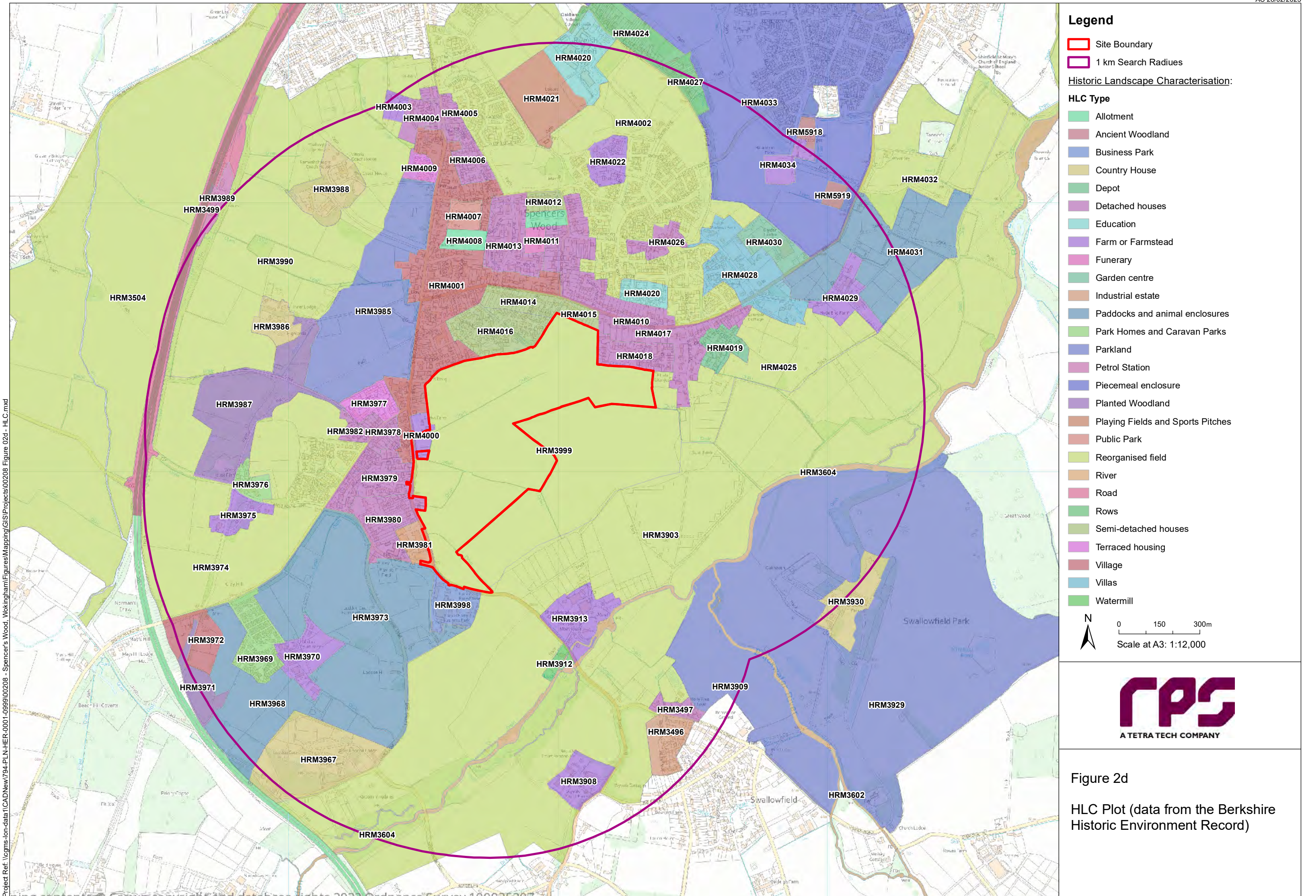


Figure 2c
HER Plot - Events (data from the
Berkshire Historic Environment
Record)



Project Ref: \cgmis-son-data\1\CADNew\794-PLN-HER-0001-0999\00208 - Spencer's Wood, Wokingham\Figures\Mapping\GIS\Projects\00208 Figure 03 - LiDAR.mxd



Legend

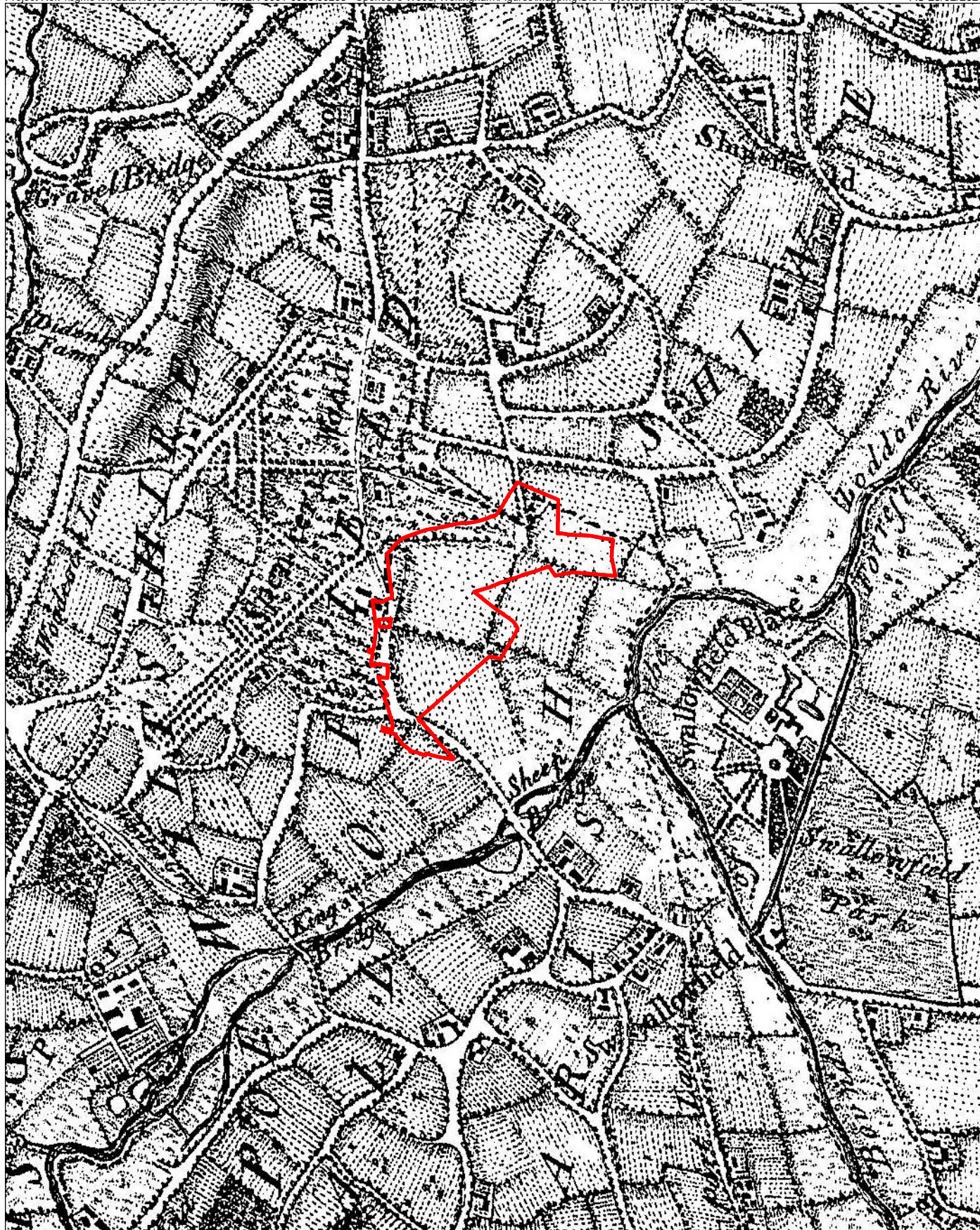
-  Site Boundary
-  1 km Search Radiues



0 100 200m
Scale at A3: 1:5,000



Figure 3
LiDAR Plot (data from the Environment Agency 2022)



Approximate Site Location



Not to Scale.
Illustrative only.



Figure 4

1761 Rocque Map of Berkshire



Site Boundary (approximate location)



0 100 200 300m
Scale at A4: 1:15,000
(approximately)



Figure 5

1806 Ordnance Survey Drawing



 Site Boundary (approximate location)

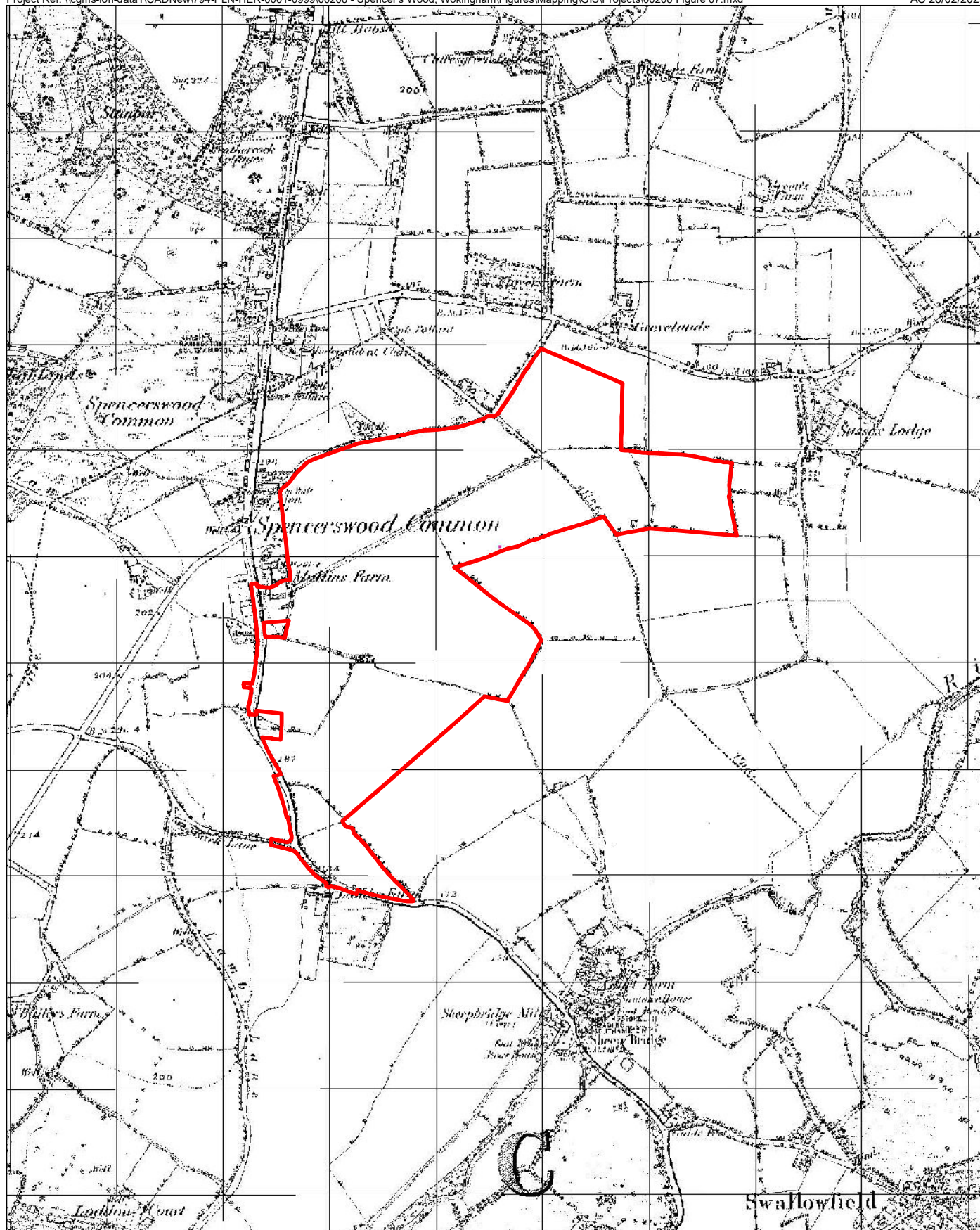


0 50 100 150m
Scale at A4: 1:6,000
(approximately)



Figure 6

1838 Shinfield Parish and 1841
Swallowfield Parish Tithe Maps



 Site Boundary

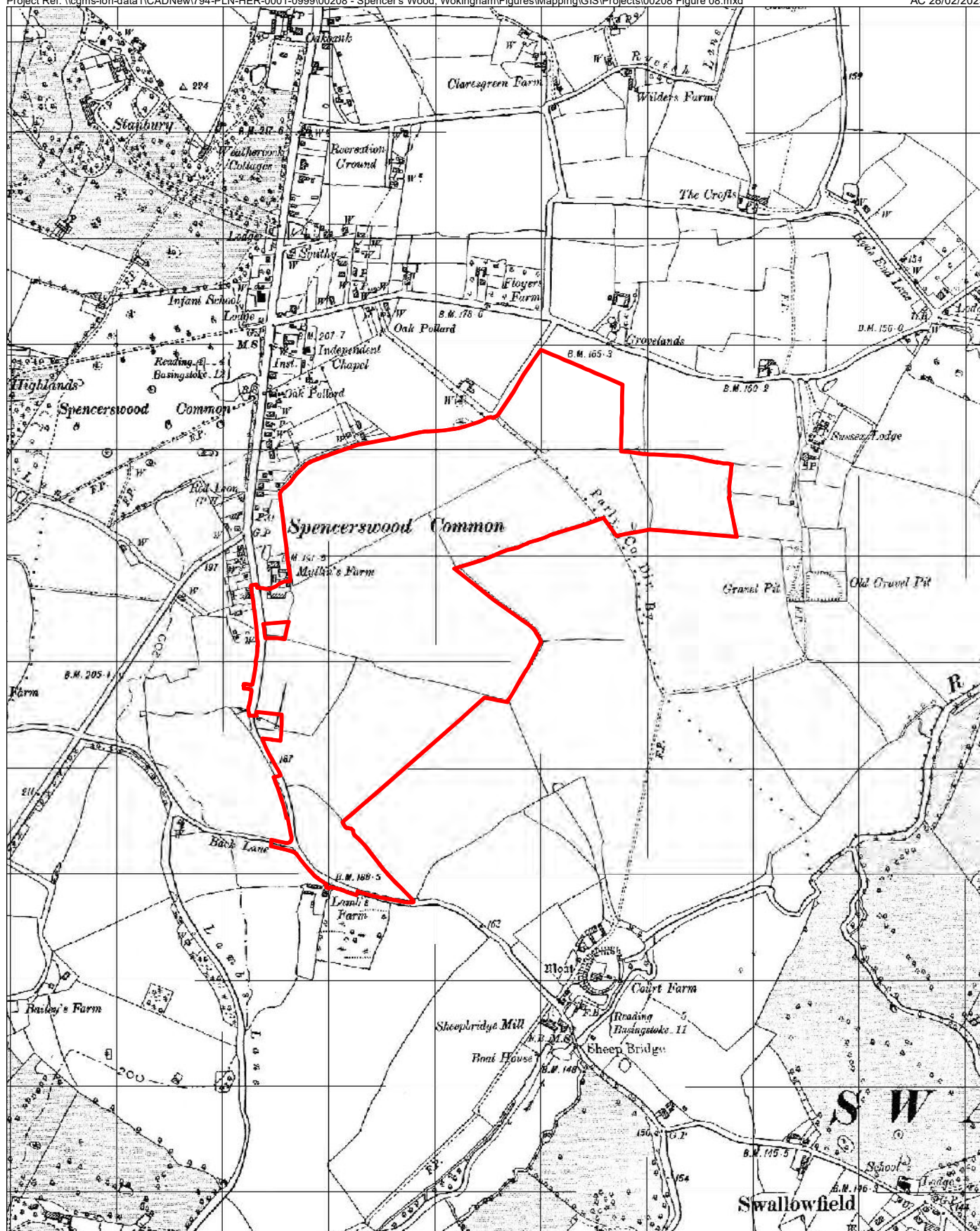


0 100 200 300m
Scale at A4: 1:10,000

rps
A TETRA TECH COMPANY

Figure 7

1877 Ordnance Survey Map
(1:10,560)



 Site Boundary

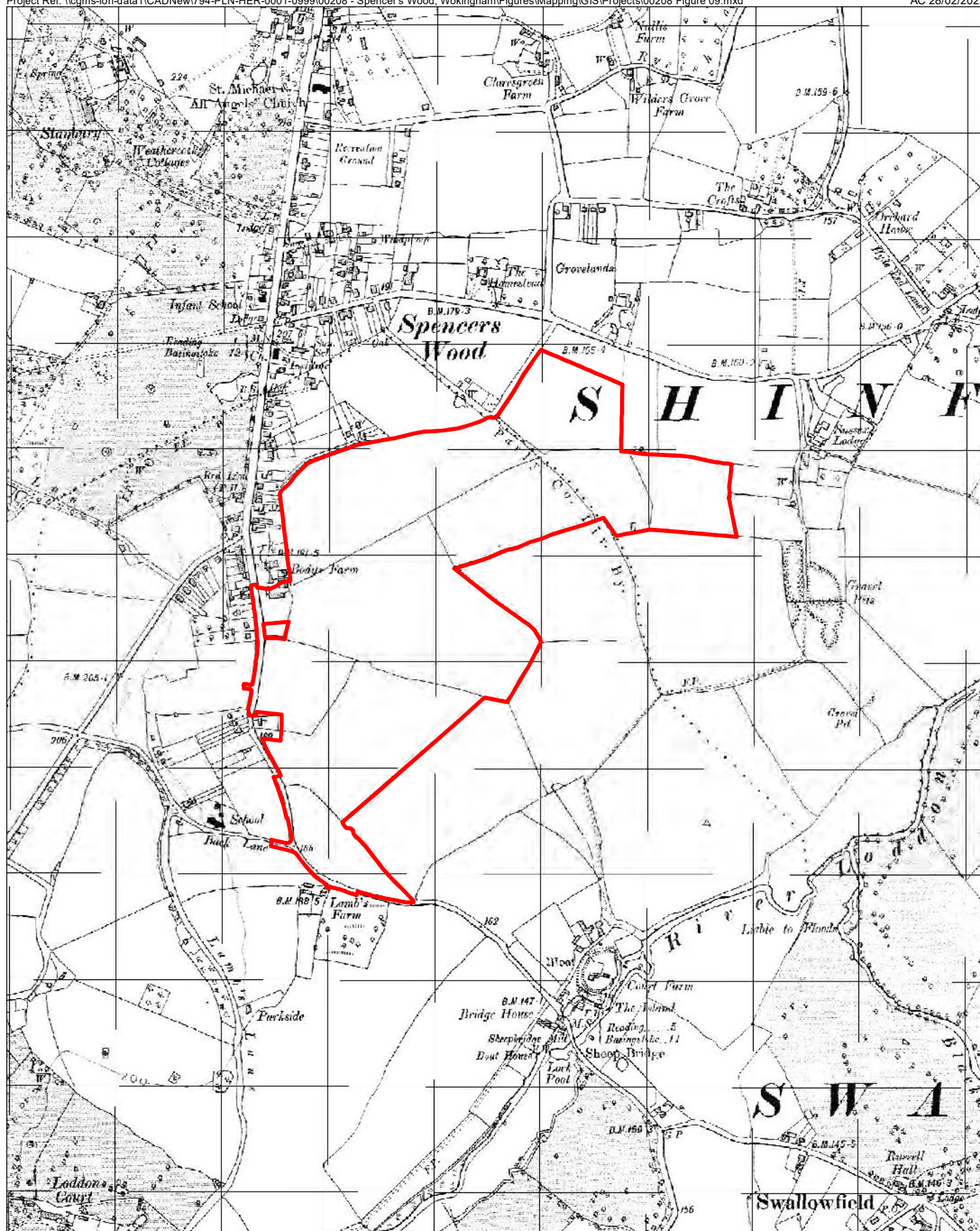


0 100 200 300m
Scale at A4: 1:10,000

rps
A TETRA TECH COMPANY

Figure 8

1900 Ordnance Survey Map
(1:10,560)



Site Boundary

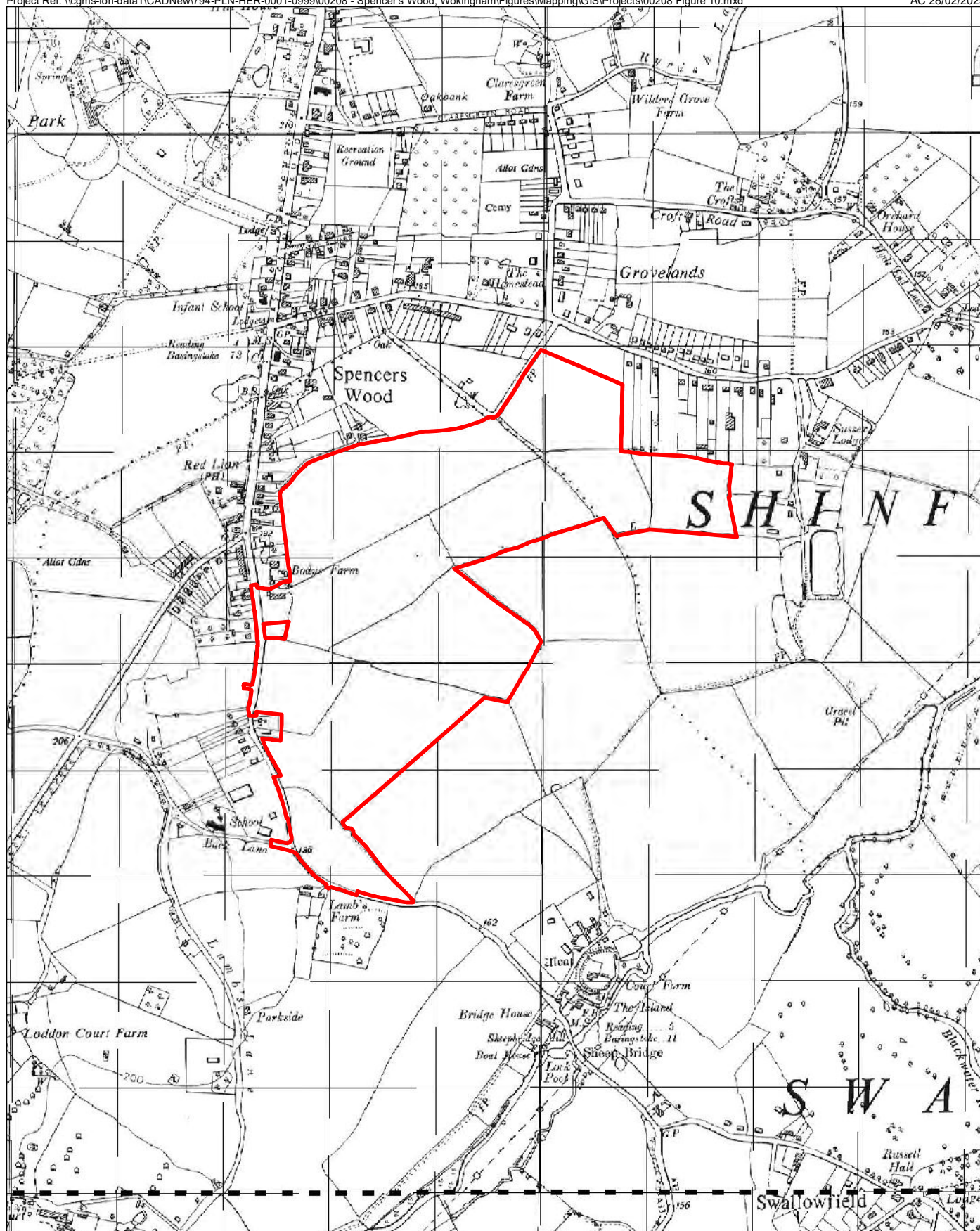


0 100 200 300m
Scale at A4: 1:10,000

RPS
A TETRA TECH COMPANY

Figure 9

1913 Ordnance Survey Map
(1:10,560)



 Site Boundary

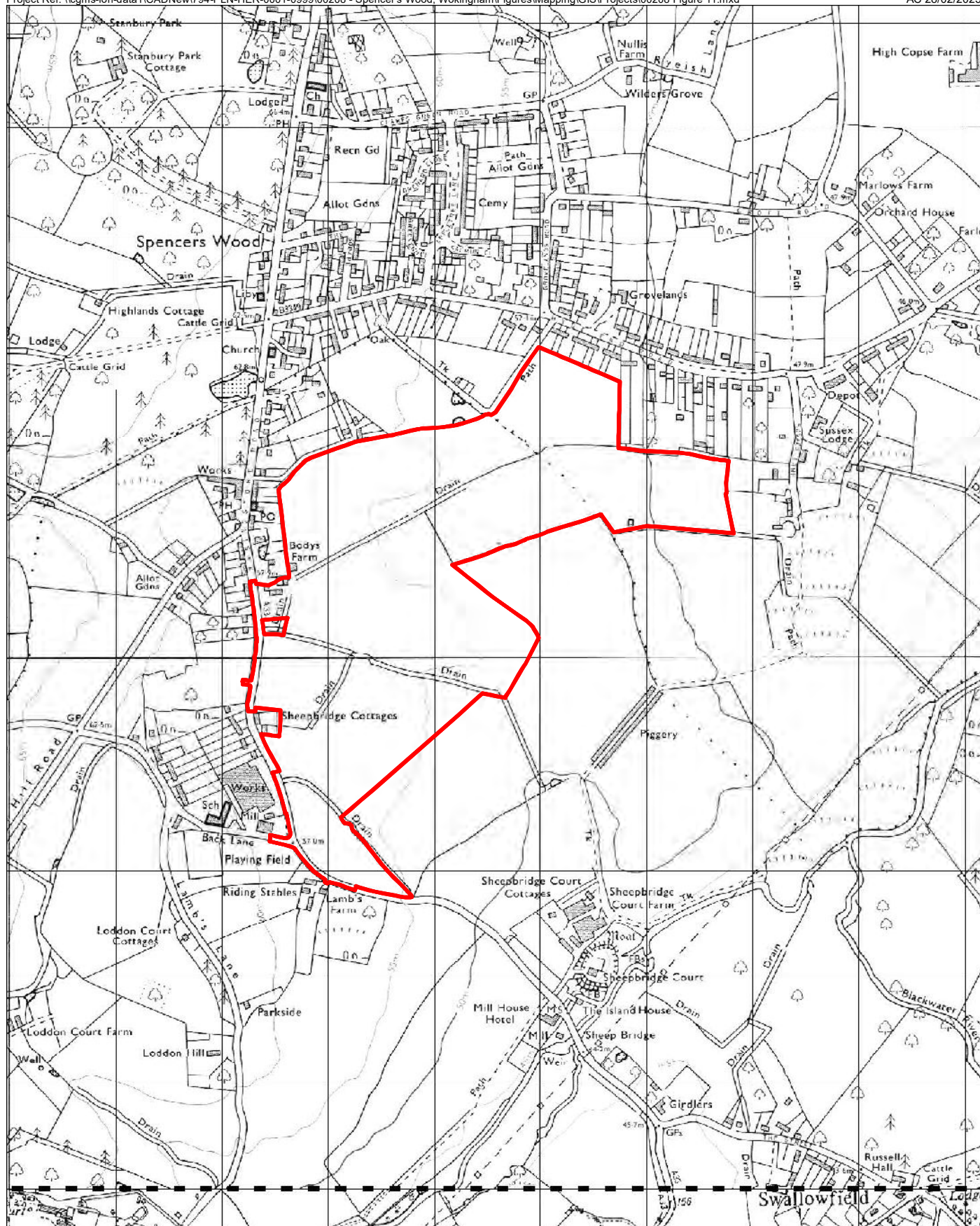


0 100 200 300m
Scale at A4: 1:10,000

rps
A TETRA TECH COMPANY

Figure 10

1961 Ordnance Survey Map
(1:10,000)



 Site Boundary

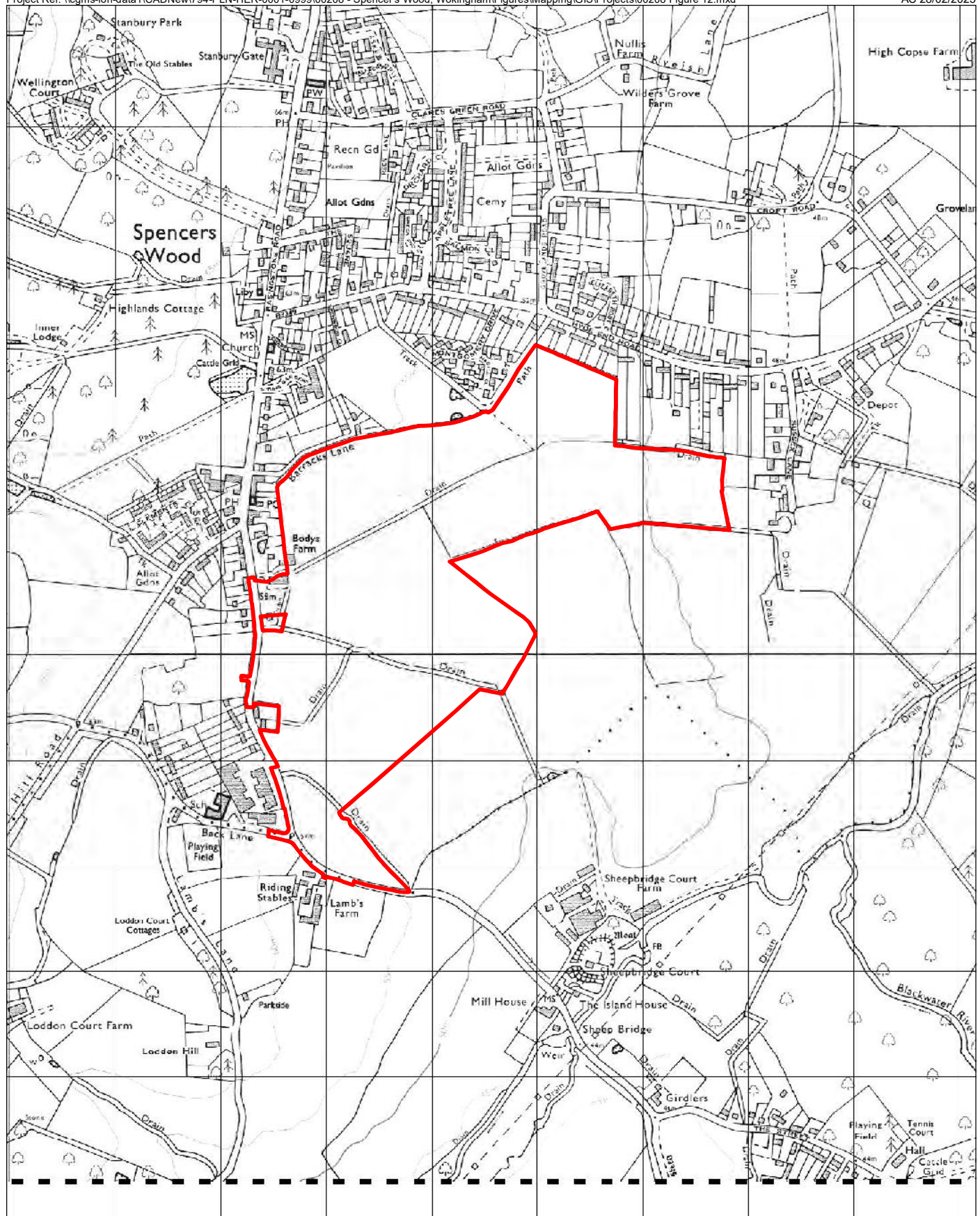


0 100 200 300m
Scale at A4: 1:10,000

rps
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Figure 11

1971-76 Ordnance Survey Map
(1:10,000)



 Site Boundary

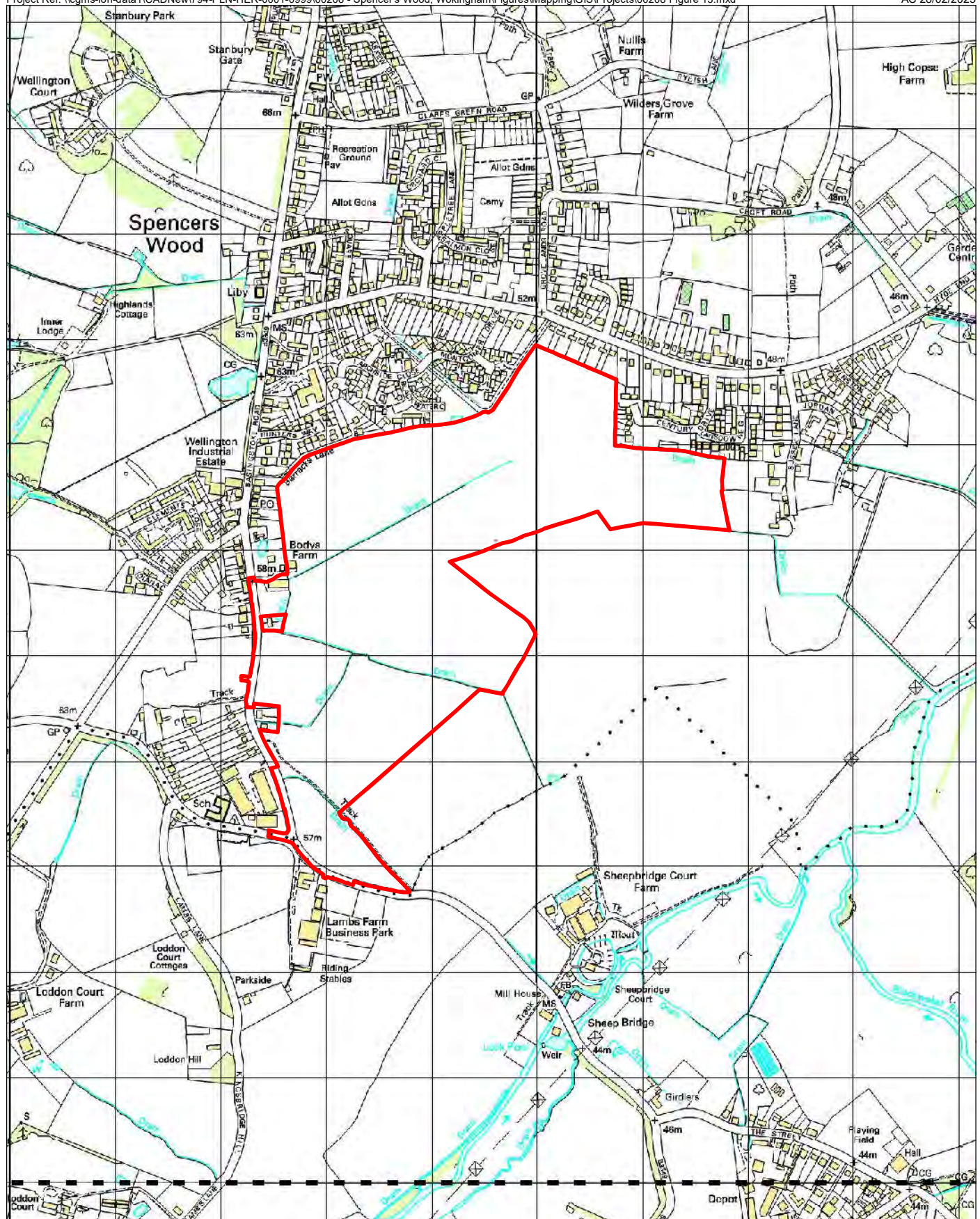


0 100 200 300m
Scale at A4: 1:10,000



Figure 12

1990 Ordnance Survey Map
(1:10,000)



 Site Boundary



0 100 200 300m
Scale at A4: 1:10,000

rps
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Figure 13

2006 Ordnance Survey Map
(1:10,000)



 Site Boundary

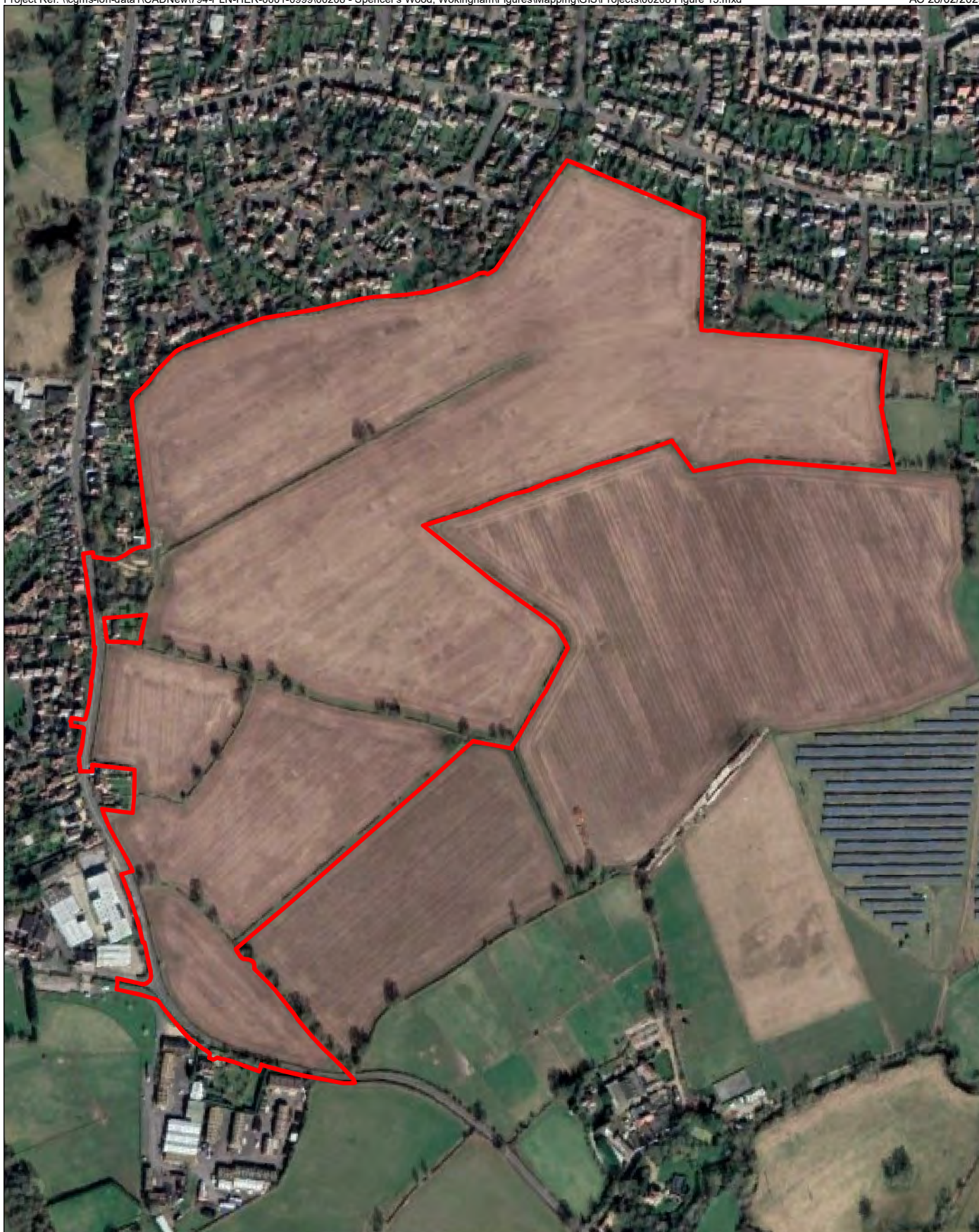


0 50 100 150m
Scale at A4: 1:6,000



Figure 14

2018 Google Earth Image



 Site Boundary



0 50 100 150m
Scale at A4: 1:6,000



Figure 15

2022 Google Earth Image



KEY

SITE BOUNDARY	RESIDENTIAL ADVICE	KEY FEATURES
ENVIRONMENTAL DEVELOPMENT	INDUSTRIAL ZONE	SHARED SPACE/POLE
SCHOOL SITE	SECONDARY STREET	EXISTING ROAD IN USE
LOCAL DRIVE	TOWN STREET	WOODLAND PLANTING
EXISTING FUTURE	TRUNK ROAD	NEW TRUNK ROAD
EXISTING ROAD	SHARED SPACE/STREETWORK	COMMUNITY CIRCULAR
EXISTING ROAD	WOODLAND EMERGENCY	PUBLIC OPEN SPACE
EXISTING ROAD	EXISTING ROAD/POLE IN USE	MULTI-FUNCTIONAL OPEN SPACE AND RECREATION
EXISTING ROAD	EXISTING ROAD/POLE IN USE	EXISTING ROAD

KEY PRINCIPLES

1. FORMAL ACCESS VIA BUNGLEWOOD ROAD
2. FORMAL AVENUE THROUGH DEVELOPMENT
3. EXISTING AVENUE
4. EXISTING AVENUE
5. FULLY CIRCULAR DRIVE/POLE STREET ROUTES PROVIDING ACCESS TO ALL AREAS OF PUBLIC OPEN SPACE AND SHARED SPACE/POLE
6. NEW TRUNK ROAD/POLE PROVIDING A 30M BAY CIRCULARITY
7. LANDSCAPED DRIVEWAYS AND EXISTING DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
8. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
9. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
10. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
11. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
12. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
13. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
14. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
15. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY
16. LANDSCAPED DRIVEWAYS PROVIDING A 30M BAY CIRCULARITY

SPENCERS WOOD - DEVELOPMENT FRAMEWORK PLAN

PEGASUS GROUP

DESIGNED BY RPS | DRAWN BY RPS | APPROVED BY RPS | DATE 21/03/2023 | SCALE 1:2500 | DRAWN BY RPS | REV 1 | CLIENT RICHMOND

Site Boundary



0 50 100 150m
Scale at A4: 1:6,000

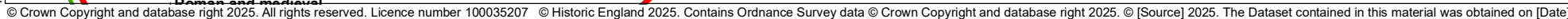
RPS
A TETRA TECH COMPANY

Figure 16

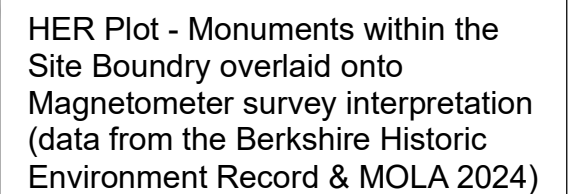
Development Framework Plan

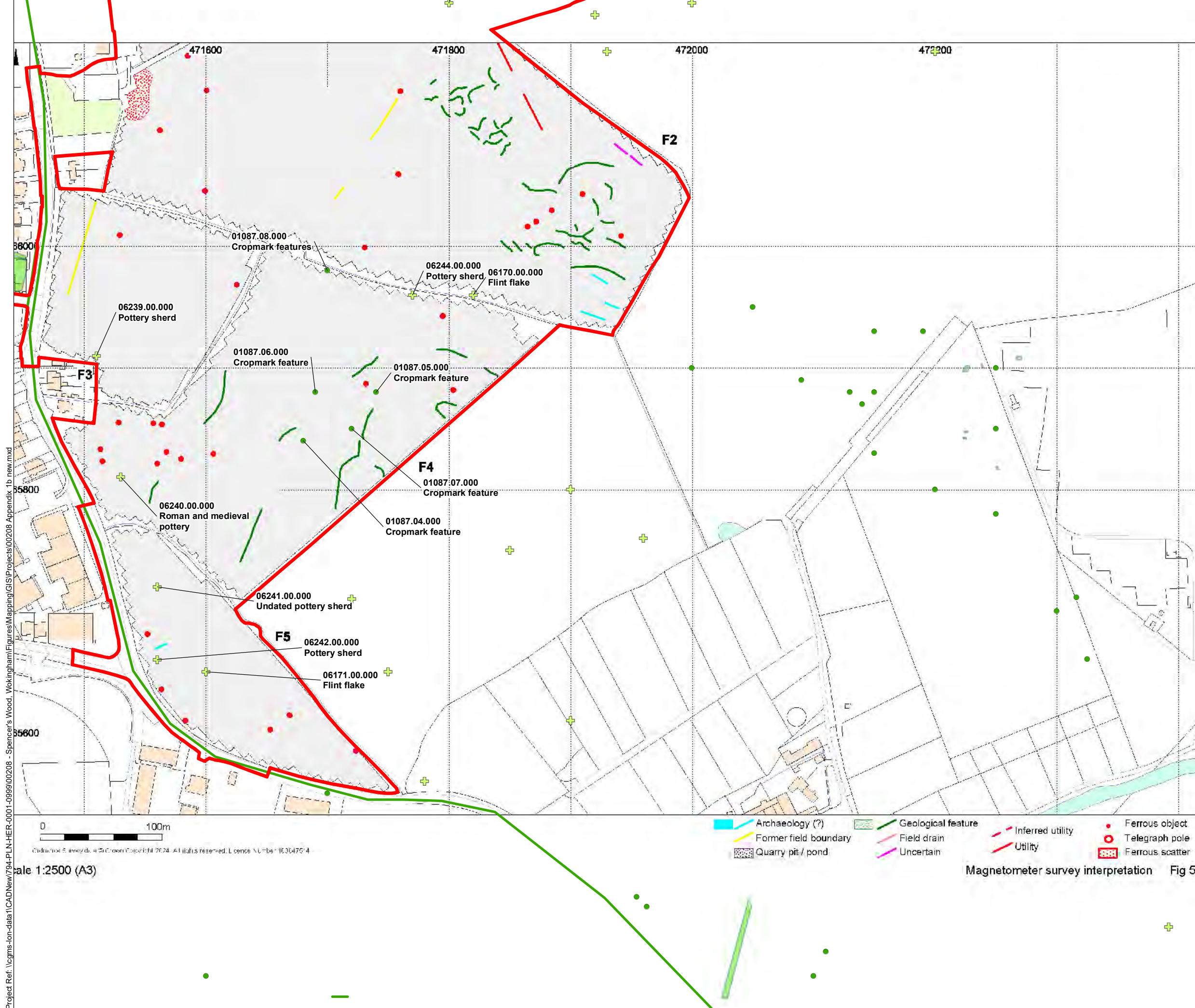


APPENDICES



 Monument





Legend

Non-designated Heritage Assets:

HER Records (point)

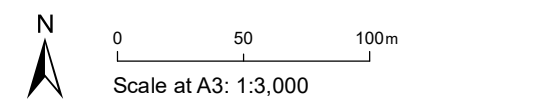
- Monument
- Find Spot

HER Records (polyline)

- Monument

HER Records (polygon)

- Monument



Appendix 1b

HER Plot - Monuments within the Site Boundary overlaid onto Magnetometer survey interpretation (data from the Berkshire Historic Environment Record & MOLA 2024)

Project Ref: \cgmis-son-data\1\CADNew\794-PLN-HER-0001-0999\00208 - Spencer's Wood, Wokingham\Figures\Mapping\GIS\Projects\00208 Appendix 1b new.mxd

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Scale 1:2500 (A3)