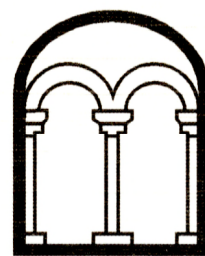


**STANBURY HOUSE
BASINGSTOKE ROAD
SPENCERS WOOD
BERKSHIRE**

HERITAGE ASSESSMENT

Albion
archaeology



**STANBURY HOUSE
BASINGSTOKE ROAD
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BERKSHIRE**

HERITAGE ASSESSMENT

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Preface

All statements and opinions in this document are offered in good faith. This document has been prepared for the titled project or named part thereof and was prepared solely for the benefit of the client. The material contained in this report does not necessarily stand on its own and should not be relied upon by any third party. This document should not be used for any other purpose without an independent check being carried out as to its suitability and the prior written authority of Albion Archaeology (a trading unit of Central Bedfordshire Council). Any person/party relying on the document for such other purposes agrees and will by such use or reliance be taken to confirm their agreement to indemnify Albion Archaeology for all loss or damage resulting therefrom. Albion Archaeology accepts no responsibility or liability for this document to any party other than the persons/party by whom it was commissioned. This document is limited by the state of knowledge at the time it was written.

This document was researched and written by Mark Phillips (Project Officer). The figures were prepared by Joan Lightning (Geomatics Technician) and Mark Phillips. Albion Archaeology projects are under the overall management of Drew Shotliff (Operations Manager) and Hester Cooper-Reade (Business Manager).

Albion Archaeology is grateful to Philips Planning Services for commissioning the project. We would also like to acknowledge the assistance of the HER Officer and Archaeological Officer at the Berkshire Archaeology Historic Environment Record.

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Structure of this Document

After the introductory Section 1, the objectives of the heritage assessment are discussed against the background of national and regional policy and research frameworks in Section 2. Section 3 examines cartographic and historical background data. The archaeological heritage assessment forms Section 4. This summarises known information on all historical, archaeological, and architectural heritage assets within the study area and assesses their significance. The setting of heritage assets is examined in Section 5. The potential impact on archaeological heritage assets and the setting of heritage assets is discussed in Section 6. Section 7 is the bibliography and Section 8 contains appendices.



Key Terms

Throughout this report the following abbreviations are used:

HER	Berkshire Historic Environment Record, Reading
CIfA	Chartered Institute <i>for</i> Archaeologists
LPA	Local Planning Authority
OS	Ordnance Survey
PDA	Proposed development area
SANG	Suitable Alternative Natural Greenspace



Non-technical Summary

Phillips Planning Services Ltd are gathering baseline information in support of a planning application for residential development of land at Stanbury House, Basingstoke Road, Spencers Wood, Berkshire.

Albion Archaeology was commissioned to carry out a desk-based heritage assessment of the site, the results of which are presented in this report. It examines the evidence for known heritage assets within a 900m-offset study area around the proposed development area (PDA). It then assesses the potential for the presence of buried archaeological remains within the site, the significance of any such remains, and the likely impact of development works on them. It also assesses the likely impact of the proposed development on the settings of other heritage assets in the vicinity of the PDA. This assessment has been drafted in accordance with the National Planning Policy Framework (NPPF), revised July 2021.

Historical background

The area which is now called Spencers Wood is located between the ecclesiastical parishes of Shinfield, Swallowfield and Grazeley, and is likely to have originated as a thinly populated area of common land or woodland at the junction of these parishes. Historical maps show that the area which includes the PDA was common land, known as Spencers Wood Common, until it was subject to parliamentary enclosure in 1862. Following enclosure, the PDA formed part of the estate of a small country house, Stanbury Park, and the land was under agricultural use or parkland pasture, landscaped with trees. Towards the end of the 19th century the previously thinly populated Spencers Wood was subject to a significant expansion of housing, mainly to the east of Basingstoke Road.

Assessment of archaeological potential

Using information on the site's archaeological background, the likelihood for potential heritage assets on the site has been assessed as: low for the prehistoric, Roman, and Anglo-Saxon to medieval periods; moderate for the post-medieval period; and negligible for the modern period. The assessment of a moderate potential for post-medieval features is due to the presence of field boundary ditches of this period found in an adjacent evaluation. The importance of potential heritage assets on the site varies by period with the most significant being rated as low to medium (for the prehistoric to Anglo-Saxon/medieval periods) (see summary table below).

The proposed development would involve groundworks for building foundations and floor slabs, access road, landscaping, services, and drainage. The potential impact of such groundworks on potential archaeological heritage assets is assessed as minor to moderate harm. The significance of this potential impact (before mitigation) ranges from: slight to moderate (for prehistoric, Roman and Anglo-Saxon to medieval heritage assets); neutral/slight to slight (for post-medieval heritage assets) and neutral/slight (for modern heritage assets). Overall, the assessment suggests that the site has a low potential for buried archaeological remains.

Measures to mitigate the impact of the development on potential buried archaeological remains can include: design measures to minimise the impact of groundworks; or archaeological mitigation works where impacts are unavoidable; or a combination of the two. If required by the LPA, any direct impacts on buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature, and



significance of the potential buried archaeological remains. This could be achieved by a programme of archaeological works (secured by condition) prior to or during development.

This assessment carries a rating of reasonable confidence particularly in the light of previous investigations. A geophysical survey in 1997 found few potential archaeological anomalies; a trial-trench evaluation in 1999 in the north-west corner of the PDA did not reveal any significant archaeological remains; and evaluation of an adjacent area in 2022 identified two post-medieval boundary ditches and an undated pond-like feature.

Setting of heritage assets

The assessment identified two grade II listed heritage assets (Milestone at Spencers Wood, NHLE 1246235, and Library, The School House, NHLE 1312952) for further analysis in relation to potential setting issues.

Milestone at Spencers Wood (NHLE 1246235). The roadside setting is intrinsically related to the original function of the milestone and it, therefore, makes a major contribution to the significance of the listed structure. The PDA is situated c.200m west of the milestone. The location of the milestone is screened from the PDA by buildings and trees lining the west side of Basingstoke Road and by trees on the southern boundary of the PDA. Access to the PDA would be via a residential development on the west side of Basingstoke Road, c.170m north of the milestone. The proposed development would result in no change to the setting of the milestone.

Library, The School House (NHLE 1312952). The setting, particularly the built context with nearby historic and sympathetically designed modern buildings, makes a slight positive contribution to the significance of the grade II listed building. The PDA is 160m to the west of the listed building. The former school and school house stand next to Basingstoke Road. The PDA is screened from the listed building by a belt of trees and by trees on the southern boundary of the PDA. The proposed development would result in no change to the setting of the grade II listed Library and School House.

Type of asset (archaeological remains unless otherwise stated)	Potential for finding asset on the site	Importance of asset	Impact of development (harm)	Significance of impact (before mitigation)
Prehistoric (before AD 43)	Low	Low to medium	Minor to moderate	Slight to moderate
Roman (AD 43–410)	Low	Low to medium	Minor to moderate	Slight to moderate
Anglo-Saxon to medieval (410–1550)	Low	Low to medium	Minor to moderate	Slight to moderate
Post-medieval (1550–1750)	Moderate	Negligible to low	Minor to moderate	Neutral/slight to slight
Modern (1750 to present)	Negligible	Negligible	Minor to moderate	Neutral/slight
Heritage asset	Potential setting issue	Value of setting attribute	Potential impact of development	Significance of impact (without mitigation)
Milestone at Spencers Wood (grade II listed)	Yes	High	No change	Neutral
Library, The School House (grade II listed)	Yes	Slight	No change	Neutral



1. INTRODUCTION

1.1 *Planning Background*

Phillips Planning Services Ltd are gathering baseline information in support of an outline planning application at Stanbury House, Basingstoke Road, Spencers Wood, Berkshire. The application seeks outline permission for up to 63 dwellings with all matters reserved except access.

Albion Archaeology was commissioned to carry out a desk-based heritage assessment of the site, the results of which are presented in this report. It examines the evidence for known heritage assets within a 900m-offset study area around the proposed development area (PDA). It then assesses the potential for the presence of buried archaeological remains within the site, the significance of any such remains, and the likely impact of development works on them. It also assesses the likely impact of the proposed development on the settings of other heritage assets in the vicinity of the PDA.

This assessment has been drafted in accordance with the *National Planning Policy Framework* (NPPF), revised July 2021.

1.2 *Site Location and Description*

Spencers Wood lies to the south of Reading in the parish of Shinfield east of the River Loddon, a tributary of the River Thames.

The PDA lies to the west of Basingstoke Road, which runs along the eastern edge of the village. It covers an area of approximately 2.8ha, centred on OS grid reference SU 711 668. It is bounded to the north by a small area of woodland and fields. To the west and south it is bounded by open fields with hedged boundaries in places.

Immediately to the west of the PDA is a previously permitted development (212914) (pursuant to outline planning consent O/2014/2101 (143279) determined by appeal reference APP/X0360/W/15/3097721) for up to 57 new dwellings with access from Basingstoke Road and provision of Suitable Alternative Natural Greenspace (SANG). Access to the present PDA would be via the adjacent housing development. The SANG area is adjacent to the north and west sides of the present PDA.

Topographically, the site lies on a small, flat plateau. To the west the ground slopes down towards the A33 and Foudry Brook. To the east the ground falls very gradually towards the River Loddon. The plateau is formed by superficial deposits, comprising River Terrace Deposits 5, sand and gravel deposited during the Quaternary period. The underlying bedrock consists of London Clay Formation, clay, silt, and sand deposited between during the Palaeogene period¹.

¹ Contains British Geological Survey Materials NERC (2023)



2. OBJECTIVES OF THE HERITAGE ASSESSMENT

2.1 *National Planning Policy and Heritage Legislation*

National and regional planning policy and research frameworks provide the context within which heritage assets affected by the proposed development can be characterised and their significance assessed. The potential impact of the proposals on them can then be evaluated and, as necessary, appropriate mitigation measures proposed. This will include potential impacts on the setting of heritage assets within and close to the site.

2.1.1 *National Policy Framework*

This assessment aims to implement the vision for the historic environment as set out in the *National Planning Policy Framework – Section 12: Conserving and enhancing the historic environment* (NPPF) that was reissued on 20th July 2021 (MHCLG 2021).

Annex 2 of the NPPF defines a heritage asset as: ‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing)’.

Designated assets comprise, amongst others, Scheduled Monuments, Listed Buildings, Registered Parks and Gardens and Conservation Areas. Undesignated assets are any heritage assets that may formally be identified by the local planning authority to be important for the area, for example through local listing or as part of the plan-making process. These undesignated assets are still material in planning decisions and evidence of local listing and information on these heritage assets is held in the local Historic Environment Record (HER).

According to the NPPF the significance of heritage assets is demonstrated by their value to this and future generations because of their archaeological, architectural, artistic or historic interest and their setting.

Paragraphs 194–197 of the NPPF indicate how the impact of a proposed development should be assessed in relation to heritage assets. The harm to the significance of a heritage asset should be weighed against the public benefits of the proposal, including securing the asset’s optimum viable use.

The more important the asset, the greater the weight should be given to the effects of development upon it and ‘great weight’ should be given to the conservation designated heritage assets (Paragraph 199). ‘Substantial harm’ to or loss of a Grade II listed building, park or garden should be ‘exceptional’. ‘Substantial harm’ to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, Grade I and II* listed buildings, Grade I and II* registered parks and gardens, and World Heritage Sites, should be ‘wholly exceptional’ (Paragraph 200).



Planning consent should be refused where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, unless there is good justification.

For non-designated heritage assets, judgements should be balanced with regard to the scale of any harm or loss and the significance of the heritage asset.

2.1.2 Planning (Listed Buildings and Conservation Areas) Act 1990

The Planning Act 1990 gives statutory protection to buildings and areas of special architectural or historic interest.

The practice of 'listing' buildings enables those of historic and/or architectural significance to be recognised and appropriately protected. The list is authorised by the Secretary of State for Digital, Culture, Media and Sport (DCMS). Under Part 1 Section 7 of the Act no demolition, alteration or extension of a listed building can be undertaken unless authorised by the local planning authority or the Secretary of State, subject to a number of provisions.

Part 2 of the Act, sections 69 and 71, outlines the statutory responsibility of local authorities to undertake designation of conservation areas, perform timely reviews of these decisions and publish proposals for the preservation and enhancement of any conservation areas in their authority area. Local planning authorities manage their responsibilities by commissioning Conservation Area Appraisals that consider:

- historical development of the conservation areas,
- historic buildings,
- spaces and structures still present,
- and any issues that may affect their future preservation.

These appraisals are then used to inform management plans that set out the requirements for the ongoing and future preservation of the character of a conservation area. Exercising of the local authority's planning functions must consider the preservation and enhancement measures outlined in the local management plans and provisions set out in the various planning Acts, including Part 1 of the 1990 Act.

2.2 Local Planning Policy

2.2.1 Wokingham Borough Council: Local Plan

Wokingham Borough Council's Adopting Managing Development Delivery Local Plan (MDD), adopted February 2014, contains policies relating to the historic environment.

Policy TB24: Designated Heritage Assets, states;

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.*

Policy TB25: Archaeology, states;

- 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.*

2.3 National Advice and Research Priorities for Heritage

Historic England (officially the Historic Buildings and Monuments Commission for England) is a non-departmental public body that advises the government on heritage issues within England. Historic England is producing updated guidance on the application of NPPF, and its Heritage Protection Guide explains in detail how planning law applies to historic buildings and places. This is available online in html format². A number of Good Practice Advice (GPA) notes have also been issued³, which provide information to assist the relevant parties in implementing historic environment policy in the NPPF and the related guidance given in the national Planning Practice Guide. Historic England's advice acknowledges the primacy of relevant legislation, the NPPF and PPG; it supports the implementation of national policy, but does not constitute a statement of Government policy, itself. It is not intended to be prescriptive and alternative approaches may be equally acceptable, provided they comply with legislation, national policies and objectives. Currently the documents comprise:

- GPA1 - The Historic Environment in Local Plans (2015)
- GPA2 - Managing Significance in Decision-Taking (2015)
- GPA3 - The Setting of Heritage Assets (2017)
- GPA4 - Enabling Development and Heritage Assets (2020)

The current context and objectives for Historic England's work are currently expressed in its Research Strategy (2016). Historic England also supports the draft Heritage 2020 Framework (Heritage Alliance 2015), which sets out the shared strategic priorities for organisations working together to maximise the public benefit of the historic environment in England.

² <http://historicengland.org.uk/advice/hpg> Accessed: 28/06/2023

³ <https://historicengland.org.uk/advice/planning/planning-system> Accessed: 28/06/2023



Historic England has also produced an extensive library of more specific guides covering a wide range of heritage topics, and most of these are available for free download⁴. The Introductions to Heritage Assets series and technical guidelines are particularly pertinent.

2.4 Research Frameworks

The research framework that has been devised for the region is the Solent Thames Research Framework⁵. This covers the historic counties of Oxfordshire, Berkshire, Buckinghamshire, Hampshire and the Isle of Wight and is a vital tool for the assessment of any heritage asset within its local, regional and national historic environment setting.

The research framework comes in three parts: a resource assessment, which provides a comprehensive chronological review of the historic environment as investigated so far; a research agenda which was devised in a series of period based research seminars, identifying those areas where current knowledge is incomplete and suggesting approaches to address research questions; and a county resource assessment, summarising what is known for each county.

2.5 Method Statement

Known and potential heritage assets were identified on the PDA and within a 900m buffer of its boundary (Figure 6). This search buffer is referred to as the *study area*. During the preparation of this document, the sources of information listed below were consulted.

2.5.1 Berkshire Historic Environment Record (HER)

This is a database of archaeological information, which contains written and pictorial records of known archaeological monuments, previous archaeological investigations, find spots and buildings of historical and archaeological significance.

The HER contains information specific to the county of Berkshire. It is maintained by Berkshire Archaeology and located at the Central Library in Reading.

2.5.2 Heritage Gateway database

The Heritage Gateway is an online database that provides integrated access to local and national heritage information resources and collates entries of all Historic Environment Records throughout England. However, results provided by the Heritage Gateway do not provide as thorough a coverage of a given area as a search of the relevant Historic Environment Record itself and can therefore only ever provide a general background to a specific study area.

2.5.3 Cartographic data and historical records

Early maps and other illustrations of an area can be a very productive form of research. Often, they indicate dramatic changes in land-use during the post-medieval

⁴ <https://historicengland.org.uk/images-books/publications> Accessed 28/06/2023

⁵ Solent Thames Research Framework, hosted by the Oxford Archaeology:
<https://library.oxfordarchaeology.com/2597> Accessed 28/06/2023



and modern periods. This can be very helpful in appreciating how the archaeological resource may have been affected by the expansion of settlements and/or industrial sites, particularly during the 19th and 20th centuries.

2.5.4 Portable Antiquities Scheme data

The Portable Antiquities Scheme (PAS) is a DCMS funded project for the voluntary recording of objects found by the members of the public in England and Wales. The majority of these are objects found by metal detector. They usually represent stray finds which are not in a secure archaeological context but can give a useful indication of the potential presence of archaeological or historical sites or assets nearby. PAS data is held and distributed by the relevant HER.

2.5.5 Site visit

As part of the assessment a site visit was undertaken on 19th July 2023 with the following aims:

- To verify, where appropriate, the data covered in the desk-based study.
- To examine any areas of archaeological potential identified during research for the assessment, in particular with a view to gauging the possible survival or condition of any remains present.
- To consider the significance of any above-ground structures, historic buildings or historic landscape features present.
- To assess issues of setting and views.



3. HISTORICAL BACKGROUND

3.1 Introduction

This section contains a discussion of selected historical maps, illustrating the changes occurring on the site and in the general vicinity from the early 18th century onwards. Copies of the maps discussed below are bound at the back of the report (Figures 2–5).

3.2 Historical Map Evidence

3.2.1 1761, John Roque map of Berkshire (not illustrated)

This is a small-scale map illustrating the whole county. It does seem to show the approximate location of the PDA covered by woodland possibly crossed by woodland rides or trackways.

3.2.2 1856, Enclosure map for Shinfield Green (not illustrated)

Until enclosure much of the land that is now Spencers Wood was common land and split between the parishes of Shinfield, Grazeley and Swallowfield. It is marked on the enclosure map as ‘Spencers Wood Common’. The enclosure map shows larger, regularly shaped fields and smaller house plots near the junction of the Basingstoke turnpike road and Hyde End road. The PDA lies to the south of these enclosures but would have formed part of the same post-enclosure landscape.

The enclosure maps for Berkshire can be viewed online on the ‘New Landscapes: Enclosure in Berkshire’ website⁶. The Shinfield Green enclosure map is the relevant one for the PDA⁷.

3.2.3 1862, Spencers Wood Common enclosure map (not illustrated)

The inclosure map for Spencers Wood Common is dated 1862 and was approved by the commissioners in 1863⁸. The land represented by the present PDA was enclosed at this time. It is shown forming part of two enclosed fields that are divided by a field boundary aligned approximately east–west which remains up to the present day. The map shows a few house plots on the west side of the turnpike road close to the PDA as well as some on the east side, south of Hyde End Road, including a group of buildings and a chapel.

3.2.4 1887, 6-inch OS map (Figure 2)

This map edition was revised in 1881 and published in 1887. By the late 19th century Spencers Wood was sparsely populated, with a dispersed settlement pattern consisting of isolated farmsteads, houses, and cottages in a post-inclosure landscape. An Independent Chapel is shown close to the junction of Basingstoke Road and Hyde End Road. To the west of the Basingstoke Road there were two small country houses,

⁶ <http://www.berkshireenclosure.org.uk/default.asp>

⁷

http://ww2.berkshireenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=Q_R_D_C_92A-B\Map.jpg (viewed 21-07-2023)

⁸

http://ww2.berkshireenclosure.org.uk/CalmView/getimage.ashx?app=Archive&db=Catalog&fname=Q_R_D_C_51A-B\Map.jpg (viewed 21-07-2023)



‘Stanbury’ to the north and ‘Highlands’ at the south, both surrounded by pleasure gardens and landscaped parkland.

The area covered by the PDA was under agricultural land and parkland attached to ‘Stanbury’ country house. An open-fronted shelter shed is shown on the western edge of the PDA; it probably provided housing for grazing animals within the parkland.

3.2.5 1900, 6-inch OS map (not illustrated)

This map was revised in 1898 and published in 1900. Spencers Wood was subject to significant development towards the end of the 19th century. The map shows houses lining the east side of Basingstoke Road, houses on Hyde End Road, Clares Green Road and what is now The Square. The Independent Chapel is still shown at this time. On the west side of Basingstoke Road there are a few houses and a school. The school, which was erected in 1890, is now a library and private house and is grade II listed (NHLE 1312952). The area of the PDA remains largely unchanged at this time.

3.2.6 1911, 25-inch OS map (Figure 3)

This map was revised in 1909 and published in 1911. It continues the pattern shown in the previous edition, with further infill development along Basingstoke Road, Hyde End Road, and The Square. The earlier Independent Chapel has been demolished and replaced by a Congregational Church, which was built in 1903 and is now a private house. The area of the PDA remains unchanged from the previous map.

3.2.7 1939, 6-inch OS map (Figure 4)

This edition was revised in 1937 and published in 1939. The map continues the pattern of the previous map with the country house estates on the west side of Basingstoke Road and continued infill and expansion of the residential development on the east side of the road. The area of the PDA remains unchanged from the previous map.

3.2.8 1971, 6-inch OS map (Figure 5)

This map was revised between 1958 and 1969 and published in 1971. By this time the country house of Stanbury has been demolished, leaving only the outbuildings to the north of the house and the entrance lodge on Basingstoke Road. The parkland surrounding the house remains largely intact, including the area of the PDA. Elsewhere in Spencers Wood further housing development is taking place, e.g. a large orchard to the east of the recreation ground has been replaced with new housing on Orchard Close and Appletree Lane.

3.3 Historic Landscape Characterisation Data (Figure 8)

Historic landscape characterisation areas in the vicinity of the PDA are shown on Figure 8 and described in Appendix 4. Many of the areas relate to post-war and modern housing, associated with the growth of Spencers Wood during this period.

The easternmost end of the PDA falls within an area of grassland east of Highlands Country House (HRM3985), originally parkland created following parliamentary enclosure of Spencers Wood Common.



The main part of the PDA falls within an area of grassland, representing enclosed fields derived from piecemeal enclosure and subject to reorganisation since the early 19th century (HRM3990); its current layout appears to be of late-20th-century origin.

3.4 Modern Site Conditions

The site was visited on 19th July 2023; see Images 1–10 at the back of the report.

3.4.1 The site

The site is under uncultivated grassland, which had been mown shortly before the site visit (Images 1–4). It was accessed from the B3349 Basingstoke Road via the previously consented housing development currently under construction in the area to the east of the PDA.

The site comprises parts of two fields, separated by a mature, untrimmed hedge which is aligned approximately east–west (Images 1 and 2). The southern side of the site is bounded by a hedge line with mature trees (Image 2). The northern side is bounded by the SANG area (currently marked by Heras-type fence) with a hedge and mature trees beyond (Images 3 and 4).

The two fields making up the PDA are level with only minor local surface irregularities. No obvious earthworks (e.g. ridge and furrow) were visible in the fields. LiDAR data for this area does show parallel linear features in the south field, suggesting possible slight ridge and furrow features, and some north–south aligned features, probably representing former hedge lines.

3.4.2 The site surroundings

To the west of the site are open fields under grass, which form part of the planned SANG area. Here the ground slopes down towards the A33 road in the distance (Image 5).

The PDA is accessed via the previously consented housing development located between the PDA and Basingstoke Road (Image 6). Basingstoke Road is lined with a mixture of historic (late-19th- to early-20th-century buildings), modern buildings and hedged boundaries and mature trees (Images 7 and 8).

There are two grade II listed structures on Basingstoke Road, which are relatively near to the PDA. An early-19th-century milestone (NHLE 1246235) is located 200m to the south-east of the PDA (Image 7). A former school and school house ((NHLE 1312952), built in 1890, are located 160m east of the PDA (Image 8).



4. ARCHAEOLOGICAL HERITAGE ASSESSMENT

4.1 Introduction

This section discusses the heritage assets recorded by the HER within the study area. The PDA lies in an area rich in archaeological remains. Most of these remains have been recorded in a wider 900m to 1km radius from the PDA rather than in its immediate vicinity. These are briefly discussed below but are not reviewed in detail. The smaller number of HER assets which are located close to the PDA (within 500m) are all noted in the paragraphs below.

Figures 6–8 and Appendices 1–4 should be viewed in conjunction with this text, which describes the significance and potential of heritage assets within the PDA and the study area. On the figures and in the text, sites and find-spots listed in the HER are prefixed MWK or MRM; designated monuments are prefixed DRM; previous archaeological investigations ('events') are prefixed ERM or EWK; and historic landscape characterisation areas are prefixed HRM.

Cartographic sources are listed in Appendix 5 and significance and impact criteria are explained in Appendix 6. For the purposes of this document, the remains listed below are presented in chronological order from prehistoric to modern.

4.2 Designated Heritage Assets

There are six listed buildings in the study area (see below and Appendix 1).

- The Homestead (NHLE 1118137). Early-19th-century house.
- The Lieutenant's Cottage (NHLE 1136071). 18th-century cottage.
- Milestone at Spencers Wood (NHLE 1246235), early-19th-century.
- Cottage in the garden of no. 9 Walnut Tree Cottage (NHLE 1312936). Late-17th-century cottage, now a garden store and playroom.
- Library the School House (NHLE 1312952). Late-19th-century school and school house, now a library and residential house.
- Hill House (NHLE 1319123). An early-18th-century cottage with late-19th-century alterations.

4.3 Previous Archaeological Investigations

A number of archaeological investigations have previously taken place within the study area (see Figure 7, heritage events).

A wide-ranging geophysical survey (EWK 153–160) was carried out on eight blocks of land in Spencers Wood, which were under consideration for residential development in 1997. This comprised two phases: in Phase I the areas were subjected to rapid magnetic susceptibility scanning. Based on those results several areas were selected for detailed Phase II magnetometer and resistivity scans (Stratascan 1997a and b).

The most significant area in relation to the present study is Block 6 (EWK 158) field 6/8/3. This contained an area within the northern part of the current PDA that was



selected for detailed geophysical survey, revealing anomalies with archaeological potential. The western part of the field was subsequently tested by trial trenching (EWK 121, Area 3). Five trenches were excavated; two located within the north part of the PDA, two just beyond the north-west corner of the PDA, and one in the south part of the PDA. No evidence was found of an inferred Roman road (MWK4813) and any features that were identified were interpreted as geological features of periglacial origin. Unfortunately, due to waterlogging, a circular geophysical anomaly with archaeological potential could not be tested and two other trenches, which lay across geophysical features, had to be moved. However, overall, no significant archaeological features or artefacts were discovered during the trial trenching (Cotswold Archaeological Trust 1999).

Block 7 to the north of the PDA (EWK 159) revealed no anomalies with archaeological potential.

Block 8 (EWK 160) at the northern limit of the study area revealed several rectilinear and curvilinear anomalies that could represent enclosures from different periods. Evaluation and subsequent excavation of parts of the area by trial trenching found evidence for a settlement of early to middle Iron Age date (EWK 189, ERM 1287) as well as Iron Age/Roman settlement evidence further to the west (EWK 857 ERM 1054).

In September 2022 a trial-trench evaluation took place in the development area adjacent to the PDA (Sheffield 2022). This recent investigation does not yet appear in the HER data, but its location is shown in Figure 6. The evaluation comprised 24 trenches, 30m long, that were targeted on the projected areas of construction disturbance and on a linear anomaly visible in LiDAR data. The results showed: two post-medieval ditches near the west edge of the area, one corresponding to the LiDAR anomaly; a large undated pond-like feature in the south-east corner of the site; and several undated tree-throw holes.

Several multi-period settlement sites have been identified during archaeological investigations close to the edge of the 900m study area. These are:

- ERM 1423, Land at Spencers Wood, an evaluation 900m east of the PDA which revealed evidence for Iron Age, Roman and Anglo-Saxon settlement (MRM 16753, 16755, 16758 and 16759).
- ERM 1287, Grazeley Road, Reading, an excavation 830m north of the PDA, which identified an assemblage of Bronze Age pottery as well as middle to late Iron Age settlement and evidence for iron production. It also revealed a late Anglo-Saxon hearth (MRM 16599, MWK 15715). An undated pit (MWK15464) in an area of burnt flint associated with Iron Age pottery was found during a small intervention (EWK13) to the south.
- ERM 93 and ERM 94 at Grazeley, 500m to the west of the PDA, represent an evaluation of an area of cropmarks. This revealed a multi-ditched late Iron Age/early Romano-British settlement enclosure with internal features (MWK 15603-10).
- ERM 373, a large-scale excavation at Land at Basingstoke Road, c.700m south of the PDA, revealed evidence from the Mesolithic to the post-medieval



period. The majority of artefacts and features dated to the late Iron Age/early Romano-British period but there was also evidence for possible Anglo-Saxon and medieval activity (MRM 15932-6, MRM15977-8).

- ERM2555, excavation on land north of Croft Road, c.900m east of the PDA, identified a small amount of residual bronze age pottery in later features, ditches dated to the middle to late Iron Age and a possible four-post structure.

There are further small-scale desk-based assessments, evaluations and watching briefs which supplement the information revealed in the larger investigations. All interventions are listed in Appendix 3.

4.4 Undesignated Heritage Assets

4.4.1 Prehistoric (Palaeolithic to c.AD 43)

In the south-east part of the study area, fieldwalking carried out as part of the River Loddon Valley Survey (EWK 156) retrieved flint flakes and artefacts which were interpreted as a number of 'sites' (MWK 15256, 15266, 15272) with more sites lying beyond the present study area. In 1870, a Gallo-Belgic gold stater (MWK 8573) was found in the same area. This part of the study area is on sloping ground overlooking the valley of the River Loddon.

In the east part of the study area, prehistoric evidence includes: a Mesolithic or Neolithic tranchet flint axe (MWK8575); a Neolithic axe (MWK8574); Neolithic/Bronze Age flint and Bronze Age pottery (MRM18545); and evidence of middle or middle to late Iron Age settlement (MRM16753, MRM17655, MRM18547).

In the northernmost part of the study area was a site (MWK15715) with unenclosed middle Iron occupation and evidence of iron production.

4.4.2 Roman (c. AD 43–410)

The line of a conjectured Roman road (MWK 4813) between Henley and Silchester runs approximately north–south through the study area, crossing the mid-part of the PDA. An archaeological evaluation within the PDA found no evidence for a Roman road (EWK 121). It is possible that the road could lie on a line further to the west, outside of the PDA.

Note that evidence for late Iron Age settlement/occupation is considered in this section, with most of the evidence being broadly dated to the late Iron Age/Roman period.

Late Iron Age/Roman settlement has been found during investigations towards the outer margin of the present study area. Evidence has been identified: to the north (MRM16150); east (MRM18235, MRM16755); south (MRM15934, MRM18186); and west (MWK15603, MWK15606, MWK15607, and MWK15608).

4.4.3 Anglo-Saxon (c. AD 410–1066)

Evidence for Anglo-Saxon occupation was retrieved from a few locations within the study area. Early Anglo-Saxon material was recovered in the east of the area



(MRM16758), a late Anglo-Saxon pit was excavated in the north (MRM16599), and at the south a ditch contained possible Anglo-Saxon pottery (MRM15932). An Anglo-Saxon spearhead (MWK 8577) was found in a garden in Clares Green Road.

The nearest late Anglo-Saxon manor recorded in the Domesday survey of 1086 is at Shinfield, c.2km to the north-east.

4.4.4 Medieval (1066–1550)

The area now called Spencers Wood is located between the ecclesiastical parishes of Shinfield, Swallowfield and Grazeley, and is likely to have originated as a thinly populated area of common land or woodland at the junction of these parishes.

The 1997 geophysical survey (EWK 158) identified a large number of linear anomalies in the area to the south of the PDA. These were interpreted as agricultural in origin. An area of medieval ridge and furrow cultivation (MRM 16496) was confirmed in this area by the county archaeologist during a field inspection (EWK 113) in 2001.

The Loddon Valley Survey (EWK 122) in the south-east part of the 900m-offset study area identified find-spots of medieval pottery (MWK 15355, 15356). These are likely to be the result of random losses or scatter during manuring, rather than identifiers for medieval settlement sites. A medieval artefact scatter dating to the 12–13th century (MWK 1115) and a tile hearth (MWK 1116) found in the same area could indicate a medieval settlement or activity area.

Medieval evidence has been recorded c.750m south of the PDA where two medieval ditches were found with pottery dated to the 14th century (MRM15977).

To the north-west, c.800m from the PDA, a medieval ditch and a gully (MWK15610) were found during archaeological evaluation (EWK93), and nearby is a find-spot (MRM15968) of three medieval papal bulla and a medieval lead seal found by metal-detecting.

4.4.5 Post-medieval (1550–1900)

Spencers Wood developed as a settlement in the post-medieval period. The 1856 Shinfield Green enclosure map shows a small number of house plots on the east side of the Reading/Basingstoke turnpike road close to the junction with Hyde End Road. The 1862 Spencers Wood Common enclosure map shows a few house plots on the west side of the turnpike road close to the PDA as well as some on the east side, south of Hyde End Road, including a group of buildings and a chapel. The site of this chapel, now demolished, is commemorated in the name ‘Chapel Lane’. It is worth noting that the two enclosure maps show different areas subject to enclosure, and therefore do not replicate details shown on the other map. The 1862 map indicates that the PDA was inclosed at this time, where it was formerly part of the common.

A recent archaeological evaluation on land adjacent to the PDA, identified two post-medieval ditches (Sheffield 2022). These ditches, located immediately north-east of the PDA, were probably field boundary or drainage ditches.



A group of five postholes (MRM 16600) were recorded during a strip, map and survey exercise c.750m north-east of the PDA (ERM 1315). These are most likely part of a post-medieval or modern boundary. Post-medieval boundary ditches were recorded in most of the larger evaluations and excavations to the north, east, south and west of the PDA (Section 4.3).

The listed buildings noted above (Section 4.2) indicate that a small number of cottages were already part of the landscape before enclosure. The school building gives evidence of the growing population of Spencers Wood in the late 19th century.

Basingstoke Road is the original route of the Reading South Turnpike (MWK 6178), which runs southwards from Reading, through Spencers Wood and onwards to Riseley. An early-19th-century milestone (NHLE 1246235) stands on the road to the south-east of the PDA. It is a Grade II listed structure.

4.4.6 Modern (1900–present)

Stanbury House Camp, a WWII prisoner of war camp, was located c.200m north of the PDA (MRM 16749). There are still partial remains of huts located under trees by the driveway. The GHQ stop line, which was constructed in 1940, runs along the A33 road corridor and includes several pillboxes spaced at regular intervals. These are located towards the outer, western edge of the 900m study area (MWK5553, 5562, 5563, 5564, 5567).

A recently demolished two-storey house, called ‘Stanbury House’, formerly stood next to the Basingstoke Road, adjacent to the access to the PDA. This dated from the second half of the 20th century. It was not recorded as a heritage asset but is noted here as the origin of the present name for the site.

4.5 Assessment of Potential and Significance

The PDA is currently an area of uncultivated grassland. Historically, it was common land as part of Spencers Wood Common, until it was enclosed in 1863. After this time, it formed part of the estate attached to the country house known as *Stanbury*. It was maintained as agricultural land and parkland, landscaped with clumps of trees.

The PDA is in a landscape which is rich in archaeological remains. However, the majority of the recorded ‘monuments’ (see Figure 6) are located towards the periphery of the present study area, with few records located close to the PDA. The potential for archaeological remains on the PDA is examined below, by chronological order. The criteria for assessing significance are listed in Appendix 6.

4.5.1 Prehistoric archaeological heritage assets

Prehistoric evidence from the study area include: finds of a possible Mesolithic axe, Neolithic/Bronze Age flints, Bronze Age pottery, and settlement evidence dating from the middle and middle to late Iron Age. Apart from two find-spots 450m north-east of the PDA, all of the records are located towards the periphery of the study area. Previous evaluations of the PDA and the adjacent plot produced no evidence dating from this period.



The potential for prehistoric archaeological heritage assets to be present on the PDA is assessed as *low*. If remains of this period did survive within the site, they would probably be of *low* to *medium* importance, depending on their exact nature and condition.

4.5.2 Roman archaeological heritage assets

Roman evidence from the study area consists of a conjectured Roman road and late Iron Age/Roman settlement sites and artefact find-spots. The inferred route of the Roman road crosses the PDA; however, an earlier evaluation on the PDA found no evidence of the road. Settlement evidence for this period is widespread, although the sites are located towards the periphery of the study area. No evidence is known in the vicinity of the PDA, and previous evaluations of the PDA and the adjacent plot produced no evidence dating from this period.

The potential for Roman archaeological heritage assets to be present on the PDA is assessed as *low*. If remains of this period did survive within the site, they would probably be of *low* to *medium* importance, depending on their exact nature and condition.

4.5.3 Anglo-Saxon and medieval archaeological heritage assets

Evidence for possible occupation or activity dating from the Anglo-Saxon and medieval periods has been identified at various locations in the outer section of the study area. Closer to the PDA, the only known evidence of possible medieval date consists of traces of ridge and furrow earthworks located to the south of the PDA.

The potential for Anglo-Saxon or medieval archaeological heritage assets to be present on the PDA is assessed as *low*. If remains of this period did survive within the site, they would probably be of *low* to *medium* importance, depending on their exact nature and condition.

4.5.4 Post-medieval archaeological heritage assets

The PDA lay within Spencers Wood Common until it was enclosed in 1862. A small number of post-medieval archaeological features recorded in the study area comprise: a trackway; postholes (probably part of a boundary); and ditches. An evaluation adjacent to the PDA identified two post-medieval ditches, probably field boundary/drainage ditches, which could extend into the PDA.

The potential for post-medieval archaeological heritage assets to be present on the PDA is assessed as *moderate*. If remains of this period did survive within the site, they would probably be of *negligible* to *low* importance.

4.5.5 Modern archaeological heritage assets

The PDA has been in agricultural use during the modern period as either arable or parkland grazing.

The potential for significant sub-surface remains from this period is *negligible* and any remains from this period would be of *negligible* importance.



4.5.6 Summary of the archaeological potential of the PDA

Historical and cartographic evidence suggests that in the medieval and post-medieval periods the PDA was common land, forming part of ‘Spencers Wood Common’. This land, including the PDA, was enclosed in the mid-19th century, and remained in agricultural use, probably as a mixture of arable and parkland grazing

A geophysical survey, undertaken in 1997 on the PDA, located a small number of potential archaeological features. A trial-trench evaluation, partly encompassing the western half of the PDA, tested some of the geophysical anomalies but only revealed periglacial features and features of limited archaeological significance that produced no finds (Cotswold Archaeological Trust 1999). Suggestive of the low archaeological potential of the PDA is the fact that no artefacts of any period were retrieved during the evaluation (*ibid* 1999), suggesting a lack of nearby settlement activity. A recent trial-trench evaluation of an adjacent area identified two post-medieval ditches (which are likely to extend into the PDA) and an undated pond-type feature (Sheffield 2022).

Using information on the site’s archaeological background, the likelihood for potential heritage assets on the site has been assessed as: low for the prehistoric, Roman, and Anglo-Saxon to medieval periods; moderate for the post-medieval period; and negligible for the modern period. The assessment of a moderate potential for post-medieval features is due to the presence of field boundary ditches of this period, found in the adjacent evaluation and likely to extend into the PDA.

Based on the currently available evidence and the apparent lack of archaeological potential of the PDA (other than post-medieval field boundaries) it is not possible to identify specific research objectives within the regional research framework (Hey and Hind, 2014) that would be applicable to the site. If the site were to be subject to archaeological investigation and remains were found, the published regional research aims would provide a framework to assess the significance and research potential of any such remains.

The importance of potential heritage assets on the site varies by period with the most significant being rated as low to medium (for the prehistoric to Anglo-Saxon/medieval periods).



5. SETTING OF HERITAGE ASSETS

5.1 Introduction

The NPPF defines the setting of a heritage asset 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, and may affect the ability to appreciate that significance or may be neutral*’ (NPPF 2021, 71).

The current Historic England guidance on *The Setting of Heritage Assets* (2017) recommends the steps that ought to be followed in assessing the impact of development on the settings of heritage assets. These are:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

5.2 Step 1: Identify heritage assets that are affected

The study area contains six grade II listed buildings. These are listed below, tabulated in Appendix 1, and mapped in Figure 6.

- The Homestead (NHLE 1118137)
- The Lieutenant’s Cottage (NHLE 1136071)
- Milestone at Spencers Wood (NHLE 1246235)
- Cottage in the garden of no. 9 Walnut Tree Cottage (NHLE 1312936)
- Library the School House (NHLE 1312952)
- Hill House (NHLE 1319123)

There are no scheduled monuments, registered parks and gardens, registered battlefields, or world heritage sites in the study area. The nearest scheduled monuments are two moated sites situated next to the River Loddon: *Moated site at Sheepbridge Court* (NHLE 1013336), 1.6km south-east of the PDA; and *Moated Manorial Site at Beaumy’s Castle*, 200m north-east of Priory Farm (NHLE 1013179), located 2km south of the PDA. The nearest registered park and garden is *Swallowfield Park* (NHLE 1000537), located c.2km to south-west of the PDA. None of these monuments has a setting that would be impacted by the proposed development on the PDA.

The settings of the grade II listed milestone (NHLE 1246235) and library (NHLE 1312952) are considered in more detail below due to their relative proximity to the PDA (see Section 5.3).



Four other grade II listed buildings in the study area are located at some distance from the PDA (500–750m). The Lieutenant's Cottage (NHLE 1136071) and Hill House (NHLE 1319123) are located to the north of the PDA on Basingstoke Road, where they stand alongside very recent housing development. The Homestead (NHLE 1118137), and the Cottage in the garden of no. 9 Walnut Tree Cottage (NHLE 1312936) are situated amongst 20th-century housing located to the east of Basingstoke Road. These four buildings have settings that would not be changed by the proposed development of the PDA and, therefore, their settings are not considered further.

5.3 Step 2: Assess the degree to which these settings and views contribute to the significance of the heritage assets or allow significance to be appreciated

- **Milestone at Spencers Wood (NHLE 1246235)**

The milestone is located on the east side of Basingstoke Road, at the junction with Chapel Lane (Image 7). It is inscribed with the distances to Southampton, Basingstoke and Reading. It stands at the side of the footpath next to the road. The stone is in the base of a privet hedge around the garden of a former Congregational Chapel (built 1903), which is now a private house. The milestone is thought to date from the early 19th century. It is marked on Ordnance Survey maps dating from the second half of the 19th century.

The setting of the milestone is formed by its location next to a road, which was formerly the main road between Reading and Basingstoke. The milestone is inconspicuous, particularly due to it standing in the base of a hedge. It is easily seen by pedestrians but probably not noticed by passing drivers. The former Congregational Chapel with its boundary hedge and trees provides a visual backdrop to the listed structure. The milestone appears to be located on or close to its original location, next to the historic route between Reading and Basingstoke. The setting is intrinsically related to the original function of the milestone and it, therefore, makes a major contribution to the significance of this listed structure. The value of the setting is *high*.

- **Library, The School House (NHLE 1312952)**

This is a former school and school house (Image 8) constructed as a single building with the school house at the right end of the front elevation. It was built in 1890 by Frederick Allfrey of Stanbury Park. The school is now a local library and the school house is now a private residence. It is in grey brick with orange brick used for decorative bands, quoins, and window/door dressings. It has a tiled gabled roof with decorative carved bargeboards. Limited historical information suggests that it was in use as a school until 1915, when the pupils were transferred to the Lambs Lane School (opened 1908) on Back Lane in the south of Spencers Wood. The building has historic significance as a local public building and connections to one of the local principal landowners, Frederick Allfrey of the nearby Stanbury Park (demolished in the 1960s). The building shows characteristic design features of the architectural style of the period and design features of a small school from this period.



The building stands on the west side of Basingstoke Road, set back slightly from the road with an asphalt car park in front of the library and a hedged front garden to the school house. It is clearly visible from the road, where it stands out against a backdrop of mature trees. The building, in the vernacular revival style, has a complex front elevation with asymmetric projecting gables, decorative brickwork and bargeboards. The ground-floor windows have high-level sills, a characteristic feature of schools of this period. The artistic and historical significance of the building derives from the fact that it is a good example of a small school and school house of this period, exhibiting characteristic stylistic and construction features of the period and through its local historical associations.

The setting is formed by its location on the road through the village, facing the village which developed on the opposite side of Basingstoke Road. The immediate setting of the school includes: historic (19th-century) buildings to the right; a hedge line with mature trees to the left; and buildings of slightly later date (c.1900s) on the opposite (east) side of the road. The wider setting of the school includes its historical connection with the former Stanbury Park, including an avenue of Wellingtonia trees on the drive to the former house which are visible c.120m north of the former school. The school stands on what is now a busy road, which has a negative impact on the experience of the former village school. The immediate setting includes 19th- and early-20th-century buildings and some modern buildings with traditional features and polychrome brickwork to reflect the historic built context. Overall, the value of the setting of the building is assessed as *slight*.



6. IMPACT ASSESSMENT

6.1 *The Proposed Development*

The proposed development comprises up to 63 dwellings with associated parking, landscaping and drainage. The development would be accessed off Basingstoke Road, via the adjacent previously consented housing development.

6.2 *Impacts on Archaeological Heritage Assets and Mitigation*

Archaeological heritage assets, if present within the site, could be affected by the development of the site. Using information on the site's archaeological background, the likelihood for potential heritage assets to survive on the site has been assessed as: *low* for the prehistoric, Roman, and Anglo-Saxon to medieval periods; *moderate* for the post-medieval period; and *negligible* for the modern period. The importance of potential heritage assets on the site varies by period with the most significant being rated as *low to medium* (for the prehistoric to Anglo-Saxon/medieval periods) (Table 1).

The proposed development would involve groundworks for building foundations and floor slabs, access road, landscaping, services, and drainage. The potential impact of such groundworks on potential archaeological heritage assets is assessed as *minor to moderate harm*. The significance of this potential impact (before mitigation) ranges from: *slight to moderate* (for prehistoric, Roman and Anglo-Saxon to medieval heritage assets); *neutral/slight to slight* (for post-medieval heritage assets) and *neutral/slight* (for modern heritage assets). Overall, the assessment suggests that the site has a low potential for buried archaeological remains.

Measures to mitigate the impact of the development on potential buried archaeological remains can include: design measures to minimise the impact of groundworks; or archaeological mitigation works where impacts are unavoidable; or a combination of the two.

If required by the LPA, any direct impacts on buried archaeological remains could be mitigated by measures to investigate and record the presence/absence, nature, and significance of the potential buried archaeological remains. This could be achieved by a programme of archaeological works (secured by condition) prior to or during development.

This assessment carries a rating of reasonable confidence particularly in the light of previous investigations. A geophysical survey in 1997, which included the PDA, found few potential archaeological anomalies; a trial-trench evaluation in 1999 in the north-west corner of the PDA did not reveal any significant archaeological remains; and evaluation of the adjacent area in 2022 identified two post-medieval boundary ditches and an undated pond-like feature.

As a general rule, desk-based assessments cannot be used as a predictive tool for the precise location and characterisation of sub-surface, and therefore non-visible, archaeological deposits. The nature of desk-based studies means that they rely on artefacts being reported and logged in the HER and information from intrusive investigations in the vicinity of the subject site and the wider landscape.



6.3 Impacts on the Setting of Heritage Assets

The assessment has identified two grade II listed heritage assets (Milestone at Spencers Wood, NHLE 1246235, and Library, The School House, NHLE 1312952) for further analysis in relation to potential setting issues.

6.3.1 Step 3: Effects of development on significance

- **Milestone at Spencers Wood (NHLE 1246235)**

The roadside setting is intrinsically related to the original function of the milestone and it, therefore, makes a major contribution to the significance of this listed structure.

The proposed development is situated c.200m west of the milestone. The location of the milestone is screened from the PDA by buildings and trees lining the west side of Basingstoke Road and by trees on the southern boundary of the PDA. Access to the PDA would be via a residential development on the west side of Basingstoke Road, c.170m north of the milestone. The proposed development would result in *no change* to the setting of the milestone.

- **Library, The School House (NHLE 1312952)**

The setting, particularly the built context with nearby historic and sympathetically designed modern buildings, makes a *slight positive* contribution to the significance of the grade II listed building.

The proposed development site is 160m to the west of the listed building. The former school and school house stand next to Basingstoke Road. The PDA is screened from the listed building by a belt of trees and by trees on the southern boundary of the PDA. The proposed development would result in no appreciable change to the setting of the grade II listed Library and School House (*no change*).

6.3.2 Step 4: maximise enhancement and avoid/minimise harm

The proposed development will result in no appreciable change (*no change*) to the settings of the nearby grade II listed structures (Milestone and Library/School House).

The proposed development is set back from Basingstoke Road, beyond a previously consented development and, therefore, does not offer any meaningful potential for enhancing the setting of the structures on Basingstoke Road.

6.4 Summary Table

Type of asset (archaeological remains unless otherwise stated)	Potential for finding asset on the site	Importance of asset	Impact of development (harm)	Significance of impact (before mitigation)
Prehistoric (before AD 43)	Low	Low to medium	Minor to moderate	Slight to moderate
Roman (AD 43–410)	Low	Low to medium	Minor to moderate	Slight to moderate



Type of asset (archaeological remains unless otherwise stated)	Potential for finding asset on the site	Importance of asset	Impact of development (harm)	Significance of impact (before mitigation)
Anglo-Saxon to medieval (410–1550)	Low	Low to medium	Minor to moderate	Slight to moderate
Post-medieval (1550– 1750)	Moderate	Negligible to low	Minor to moderate	Neutral/slight to slight
Modern (1750 to present)	Negligible	Negligible	Minor to moderate	Neutral/slight
Heritage asset	Potential setting issue	Value of setting attribute	Potential impact of development	Significance of impact (without mitigation)
Milestone at Spencers Wood	Yes	High	No change	Neutral
Library, The School House	Yes	Slight	No change	Neutral

Table 1: Assessment of potential for archaeological remains on site; and assessment of impact of development on setting of known heritage assets

*Note: In Table 1 the data in the potential and importance columns is derived from Section 4.5 (Assessment of Potential and Significance). The criteria for the impact column are defined in Section 8.6.3 and the significance of the impact is calculated using the significance of effects matrix in Section 8.6.4.



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8. APPENDICES

8.1 Appendix 1: Designated Heritage Assets within 900m of the PDA

8.1.1 Listed Buildings

NHLE no. HER no.	Description	Grade	Period
NHLE 1118137 DRM2113	THE HOMESTEAD. House. Early C19 extended late C20. Brick with hipped, tiled roof. Rectangular plan. 2 storeys and attic.	II	Post-medieval
NHLE 1136071 DRM2233	THE LIEUTENANT'S COTTAGE. Cottage. C18. Painted brick, old tile gabled roof. 2 storeys; flanking chimneys	II	Post-medieval
NHLE 1246235 DRM 2336	MILESTONE AT SPENCERS WOOD. Early C19. Stone monolith. Semi-circular plan with splayed top. Inscribed in faint and non-uniform letters: Basingstoke, Reading, Southampton. One of series of similar milestones between Reading and Basingstoke. Listed for group value.	II	Post-medieval
NHLE 1312936 DRM 2382	COTTAGE IN GARDEN OF NO 9 (WALNUT TREE COTTAGE). Cottage now garden store and playroom. Late C17. Timber framed with painted brick infill, north gable all painted brick; thatched roof hipped to right gabled on left.	II	Post-medieval
NHLE 1312952 DRM 2386	LIBRARY THE SCHOOL HOUSE. School and School house, now library and house. 1890. Grey brick with orange brick headers and band patterning, quoins and window dressings. Tiled gabled roof.	II	Post-medieval
NHLE 1319123 DRM 2463	HILL HOUSE. House. Early C18, altered late C19. Painted stucco, hipped old tile roof. Rectangular plan. 2 storeys, attic and basement.	II	Post-medieval

8.2 Appendix 2: Archaeological and Historical Sites Listed on the HER within 900m of the PDA

HER no.	Name	Description	Period
1115	Medieval artefact scatter	Ploughing in this area produced medieval and later pottery and tile fragments.	Medieval
1116	Tile hearth	A hearth of tile, set on edge was located, at a depth of 10ins below ground. Pottery was also found from the area and was generally 12–13th century in date	Medieval
1822	Cropmark features - north of Lamb's Farm, Swallowfield	Two pairs of short ditched parallel linears (probably not enclosures). Only visible on RAF cover. Dubious	Prehistoric?
1850	Linear cropmark features - both sides of Foudry Brook, Shinfield	Linear cropmarks visible both sides of Foudry Brook between Lambwoodhill Common and Foudry Bridge.	Prehistoric?
1861	Cropmark ring feature? - Foudry Brook, Shinfield, Berkshire	Cropmark of a small, blurred feature, approximately 5m in diameter.	Undated



HER no.	Name	Description	Period
1862	Crop mark - east of Foudry Brook, Shinfield	Irregular linear and mottled crop. Linear curves forming possible incomplete enclosure. Dubious, and the entire setting may be natural.	Prehistoric?
1863	Dubious cropmark enclosure?- east of Foudry Brook, Shinfield, Berkshire	Dubious cropmark enclosure?- east of Foudry Brook, Shinfield.	Undated
1864	Mottled crop - east of Foudry Brook, Shinfield, Berkshire	Mottled crop occurring within and outside of 'enclosure'. Dubious.	Undated
1865	Crop mark trackway - Foudry Brook, Shinfield	Angled double ditched feature. Probably a trackway although possibly the west 'side' gives appearance of large enclosure. Confused by natural linears and modern drainage.	Prehistoric?
1866	Cropmark pits - Foudry Brook, Shinfield	Cropmarks of possible pits. This may indicate a settlement if these features are in fact genuine.	Prehistoric?
1867	Cropmark feature - west of Foudry Brook, Shinfield, Berkshire	A small square, complete cropmark feature.	Undated
1874	Ditches at Meroak Lane, Grazeley, Shinfield, Berkshire	Two ditches which were investigated during an archaeological evaluation were thought to function in a wetter environment, as boundaries and also as watercourses.	Undated
4813	Henley to Silchester Roman road	Route of 160cc to 4a, generally accepted. Margary says: '... at Stanbury a distinct alignment of hedgerows and lanes past Beech Hill to Faircross where (4a) is joined' this may or may not trace the tail end of the unlocated 'Camlet' route to Verulamium <2>. Line shown on GIS is conjectural.	Roman
5553, 5562, 5563, 5564, 5567	GHQ stop line, Berkshire	The GHQ stop line constructed in 1940 enters Berkshire at Swallowfield, continues to Reading up the A33 corridor. It then follows the Kennet and Avon canal as far as the western county boundary. It comprises pillboxes, tank ditch, and tank traps.	Modern
6178	Reading South Turnpike	The route of the turnpike is along the A33 south of Reading, then on unclassified roads via Three Mile Cross to Spencers Wood. From Spencers Wood on B3349 to Riseley. From Riseley follows both lines of A32 to county boundary, representing a fork in the road going south.	Post-medieval
8572	Roman findspot - Beech Hill Road, Spencers Wood, Swallowfield, Berkshire	Part of the rim of a large Roman storage jar found in Beech Hill Road, Spencer's Wood.	Roman
8573	Gold stater - Spencer's Wood Common, Shinfield	A Gallo-Belgic gold stater was found in 1750 in a field near Spencer's Wood Common	Prehistoric



HER no.	Name	Description	Period
8574	Neolithic axe - Rectory Garden, Shinfield	A Neolithic axe found at Rectory Garden, Shinfield.	Prehistoric
8575	Tranchet axe? - "The Laurels" Clares Green Lane, Spencers Wood, Shinfield	A flint implement of 'Thames pick' type was found in the garden of 'The Laurels' Clares Green Lane <1>. The axe is classified as Neolithic, but is similar to a Mesolithic 'Thames pick', which Wymer <4> classifies as a tranchet axe	Prehistoric
8577	Saxon spearhead at Clares Green Road, Shinfield	A Saxon spearhead of unusual type. It is transitional from spear to lance head with an 'open' or split socket and is dated 'post-pagan'.	Anglo-Saxon
15256	Flint flake	A flint flake was found during fieldwalking during the Loddon Valley Survey.	Prehistoric
15266	3 flint blades and a flake	Three flint flakes and a blade were found during fieldwalking during the Loddon Valley Survey.	Prehistoric
15272	Flint flake	A flint flake was found during fieldwalking during the Loddon Valley Survey	Prehistoric
15354	Undated sherd - The Loddon Valley Survey, Shinfield, Berkshire	A pottery sherd was found during fieldwalking during the Loddon Valley Survey.	Undated
15355	Medieval findspot	A medieval pottery sherd was found during fieldwalking during the Loddon Valley Survey.	Medieval
15356	Medieval sherd	A medieval sherd was found during fieldwalking during the Loddon Valley Survey.	Medieval
13359	Pottery sherd - The Loddon Valley Survey, Shinfield, Berkshire	A sherd was found during fieldwalking during the Loddon Valley Survey.	Undated
15361	Pottery sherd - The Loddon Valley Survey, Shinfield, Berkshire	A pottery sherd was found during fieldwalking during the Loddon Valley Survey.	Undated
15366	Pottery sherd - The Loddon Valley Survey, Shinfield, Berkshire	A sherd was found during fieldwalking during the Loddon Valley Survey.	Undated
15464	Pit at Grazeley Road, Three Mile Cross, Shinfield	The single undated pit was approximately 1.40m wide and 0.63m deep, with a bowl-shaped profile; burnt flint was concentrated in the base. The surrounding subsoil had a high density of burnt flint up to 50% in patches and a single sherd of Iron Age pottery was found.	Undated
15600	Linear features - Grazeley Field 14, Shinfield	Various linear features identified during a geophysical survey. The features are of unknown character and date.	Undated
15601	Linear features and pits Grazeley Field 14, Shinfield	Various linear features and pits/postholes identified during archaeological work.	Undated
15602	Features at Grazeley Field 13, Shinfield	Various linear features and pits/postholes of an unknown character and date were identified during archaeological fieldwork.	Undated



HER no.	Name	Description	Period
15603	Late Iron Age settlement - Field 13, Grazeley, Shinfield	An interrupted ditch sub-circular enclosure <1> was initially interpreted as a possible causewayed enclosure from cropmark plot and geophysical survey <2> but shown to be a possible Late Iron Age/early Romano-British settlement enclosure during subsequent evaluation. Features that were excavated included a large pit and a number of linear features. This type of multi-ditched enclosure is of a relatively rare form.	Prehistoric
15606	Iron Age pit - Field 13, Grazeley, Shinfield	A large sub-circular late Iron Age pit approximately 2.08m in diameter and 0.99m deep. 49 sherds of late Iron Age pottery and one sherd of Romano-British pottery were recovered from its fill, along with animal bone, burnt flint, fired clay, slag and charcoal.	Prehistoric
15607	Late Iron Age linear features - Field 13, Grazeley	Three late Iron Age linear features/ditches were identified during archaeological evaluation.	Prehistoric
15608	Romano-British settlement - field 13	Various pits, ditches and post holes indicative of possible 1st-century and 3rd- and 4th-century settlement <1> and <2>. The early Romano- British features were concentrated in and around the southern area of a large multi-ditched enclosure identified by aerial reconnaissance. The later Romano-British features all lay towards the eastern area of the evaluation area.	Roman
15609	Trackway at Grazeley - Field 13, Shinfield,	A post-medieval trackway was identified during archaeological fieldwork.	Post-medieval
15610	Medieval features at Grazeley Field 13, Shinfield	A medieval linear feature and gully were recorded during an archaeological evaluation of Field 13, Grazeley.	Medieval
15616	Land at 102 Grazeley Rd, Three Mile Cross, Shinfield	Iron Age and Romano-British activity identified during a desk- based assessment.	Prehistoric to Roman
15641	Features on land at Spencers Wood, Reading	Evaluation undertaken by Cotswold Arch Trust. Nine evaluation trenches were excavated in areas previously subjected to geophysical survey. An undated posthole and a ditch dating to the post-medieval or modern period were identified in two separate trenches.	Post-medieval
15642	Medieval pottery sherds - Spencers Wood	Three sherds of medieval pottery were found while fieldwalking.	Medieval
15715	Middle Iron Age occupation and iron production site at Grazeley Road, Shinfield	An unenclosed middle Iron Age occupation site with two ring gully structures, one of which was associated with iron production.	Prehistoric



HER no.	Name	Description	Period
15932	Ditch containing Anglo-Saxon pottery - Land at Basingstoke Road, Spencers Wood	A ditch feature containing possible Saxon pottery sherds at Spencers Wood.	Anglo-Saxon
15934	Late Iron Age-early Romano-British Occupation - Basingstoke Road, Spencers Wood	Evidence of late Iron Age-Early Romano-British occupation was revealed in Area B of this site. This comprised of a concentration of late Iron Age-early Romano-British features including gullies, ditches, pits and post holes. These appear to represent the remains of an enclosure or enclosures positioned on higher ground, with the quality and quantity of the finds assemblages and the presence of pits and post-holes suggesting domestic activity.	Prehistoric to Roman
15935	Middle Iron Age occupation - Basingstoke Road	Limited evidence of middle Iron Age occupation was revealed during archaeological evaluation.	Prehistoric
15936	Later Romano-British activity - Basingstoke Road	Features and finds were identified indicating 3rd–4th-century activity at Basingstoke Road.	Roman
15968	Medieval lead papal bullae - Shinfield, Berkshire	Three medieval papal bulla and a medieval lead seal were found in Shinfield by a metal detectorist.	Medieval
15977	Medieval ditches and finds - Basingstoke Road	Two medieval ditches and an assemblage of finds were recovered during an evaluation. The assemblage comprised probable 14th-century pottery, ceramic building material and three pieces of burnt clay.	Medieval
15978	Worked flint assemblage - Basingstoke Road	A number of hard hammer flakes and shattered pieces were present, along with a number of soft hammer flakes, including two blades suggesting a Mesolithic element is represented in the assemblage.	Prehistoric?
16150	Late Iron Age/Early Roman occupation site – Mere oak Lane, Three Mile Cross, Reading, Berkshire	Features dated to the Late Iron Age/Roman period, indicating an occupation site were revealed during archaeological investigations. Further evidence from the same period, which suggested a farm site with associated field system, was revealed during excavation.	Late Iron Age / Roman
16195	Historic hedgerow at 1 and 2 Hill View, Basingstoke Road, Spencers Wood, Shinfield, Berkshire	A hedgerow and ecological assessment was undertaken on a hedgerow near 1 and 2 Hill View and it was found to be approximately 400 years old on ecological grounds.	Post medieval
16496	Ridge and furrow - Shinfield	Ridge and furrow identified by the County Archaeologist in 2001.	Medieval
16576	Pillbox - Basingstoke Road	A type FW3/24 pillbox located between Beech Hill Road and Basingstoke Road. Recorded by the Pillbox Study Group	Modern



HER no.	Name	Description	Period
16577	WWII anti-tank obstacle - Foudry Brook, Shinfield, Wokingham, Berkshire	Concrete dragon's teeth or anti-tank pimple near Foudry Brook noted by the Pillbox Study Group in December 2004.	Modern
16580	Milestone at corner of Chapel Lane and Basingstoke Road, Spencers Wood, Berkshire	A Grade II listed early-19th-century milestone.	Post-Medieval
16599	A late Saxon pit or hearth - Grazeley Road, Reading	A late Saxon pit or hearth feature was revealed during archaeological excavation.	Anglo-Saxon
16600	Post-medieval postholes at Parklands, Basingstoke Road	A group of five postholes were identified during a strip, map and survey exercise. The fills contained modern pottery and brick fragments, indicating a modern date. It is likely that the postholes form part of a boundary or outbuilding, however no such feature can be identified on maps of the site from 1872 to 1990.	Post-medieval
16650	Middle Bronze Age pottery from Grazeley Road, Shinfield, Berkshire	Nine unstratified sherds of middle Bronze Age pottery were recovered during excavation, and a further 212 highly degraded sherds recovered may also be of Bronze Age date.	Prehistoric
16749	Stanbury House Camp, Stanbury Park	World War II Prisoner of War camp. German working camp. The huts were located under the trees by the drive. There are partial remains.	Modern
16753	Iron Age activity at land at Spencers Wood, Shinfield	A possible pit containing four sherds of middle Iron Age pottery was revealed during an archaeological evaluation.	Prehistoric
16755	Roman activity at land at Spencers Wood, Shinfield	Two Roman ditches, brick, tile and pottery sherds were revealed during an archaeological evaluation.	Roman
16758	Early medieval activity at land at Spencers Wood	Early Saxon material was identified in four linear features during an archaeological evaluation.	Anglo-Saxon
16759	Linear features at land at Spencers Wood	During an archaeological evaluation a number of post-medieval linear features and several undated gullies and ditches were discovered.	Post-medieval
17641	Undated ditch and a post-medieval gully at Land at Spencers Wood	Gully, field system, ditch	Post-medieval / undated
17655	Field system and features at Croft Road, Spencers Wood	Post hole, gully, field system, ditch, pit	Middle to late Iron Age
18164	Linear features at Land at Beech Hill Road, Spencers Wood	Ditch	Undated
18186	Features at Land at Beech Hill, Spencers Wood	Post hole, hard standing, ditch, pit	Late Iron Age / early Roman
18187	Undated features at Land at Beech Hill, Spencers Wood	Ditch and pit	Undated
18325	Activity at Land North of Croft Road, Spencers Wood	Field system and cremation burial	Iron Age / Romano-British



HER no.	Name	Description	Period
18545	Neolithic/Bronze Age struck flint and Bronze Age pottery – Land North of Croft Road, Spencers Wood,	Three Neolithic/Bronze Age struck flint and Bronze Age pottery sherds were recovered during archaeological excavations on land north of Croft Road.	Prehistoric
18547	Middle to Late Iron settlement – Land north of Croft Road, Spencers Wood, Berkshire	A range of Iron Age features comprising pits, postholes, ditches, boundaries, a ring gully roundhouse and a large pit/watering hole were revealed during archaeological excavation of two areas (1a and 1b) north of Croft Road.	Late prehistoric / Roman
18548	Undated pits and ditches at Parklands, Spencers Wood	Features recorded during evaluation at Spencers Wood are likely to reflect agricultural activity.	Undated

8.3 Appendix 3: Previous Archaeological Investigations

Event ID	Name	Dates	Type
EWK13	44-70 Grazeley Road, Three Mile Cross,	05/02/1998 - 23/07/1998	Watching Brief
EWK33	Swallowfield By-Pass	25/08/1978 - 20/09/1978	Watching Brief
EWK93	Grazeley Field 11 & 13	01/04/1999 - 30/04/1999	Evaluation
EWK94	Grazeley New Settlement	01/09/1997 - 30/09/1997	Geophysical Survey
EWK100	Land at 102 Grazeley Road, Three Mile Cross,	01/11/2000 - 30/11/2000	Desk Based Assessment
EWK112	72-90 Grazeley Road, Three Mile Cross,	21/02/2000 - 28/06/2000	Watching Brief
EWK113	Ridge and Furrow - Spencers Wood, Shinfield,	10/01/2001 - 20/01/2001	Casual Observation
EWK121	Land at Spencers Wood, Reading,	in two phases (1999)	Evaluation
EWK122	Spencers Wood	at some time (1999)	Systematic Fieldwalking Survey
EWK132	20-36 Grazeley Road, Three Mile Cross,	20/08/2001 - 18/09/2001	Watching Brief
EWK153	Shinfield Court	30/10/1997 - 16/12/1997	Geophysical Survey
EWK154	Nullis Farm: Block 2	30/10/1997 - 16/12/1997	Geophysical Survey
EWK155	Land at Croft Road	30/10/1997 - 16/12/1997	Geophysical Survey
EWK156	Bodys Farm, Spencers Wood,	30/10/1997 - 16/12/1997	Geophysical Survey
EWK157	White House Farm, Spencers Wood,	30/10/1997 - 16/12/1997	Geophysical Survey
EWK158	Spencers Wood	30/10/1997 - 16/12/1997	Geophysical Survey
EWK159	Stanbury Park	30/10/1997 - 21/11/1997	Geophysical Survey
EWK160	Three Mile Cross	30/10/1997 - 16/12/1997	Geophysical Survey
EWK167	Great Lea House Farm	01/06/1997 - 30/06/1997	Aerial Photograph Interpretation
EWK189	Grazeley Road, Three Mile Cross,	13/01/2003 - 29/01/2003	Evaluation
EWK208	Land at Basingstoke Road, Spencers Wood	01/08/2003 - 31/08/2003	Desk Based Assessment
ERM349	Loddon Valley (Berkshire) Fieldwalking Survey	at some time (1990/1991)	Systematic Fieldwalking Survey
ERM373	Land at Basingstoke Road, Spencer's Wood,	01/11/2004 - 15/12/2004	Evaluation
ERM546	British Gas Pipeline at Swallowfield,	01/04/1994 - 30/04/1994	Watching Brief



Event ID	Name	Dates	Type
ERM721	Land to the rear of The Firs, Ilex, Dunboyne, Elmhurst and Hillside House	21/05/2007 - 27/05/2007	Evaluation
ERM857	Mereoak Lane, Three Mile Cross, Reading,	20/08/2007 - 28/08/2007	Evaluation
ERM1054	Mereoak Lane, Three Mile Cross,	02/06/2008 - 01/10/2008	Area Excavation Watching Brief
ERM1086	Ashdown, Basingstoke Road, Spencer's Wood,	05/10/2009 - 20/11/2009	Watching Brief
ERM1178	Land at Grovelands Road, Spencers Wood,	24/11/2010 - 24/11/2010	Evaluation
ERM1287	Grazeley Road, Reading, Berkshire	10/01/2011 - 15/03/2011	Area Excavation
ERM1315	Parklands, Basingstoke Road, Spencers Wood,	04/04/2011 - 05/04/2011	Evaluation Excavation / Strip and Record
ERM1328	23 Beech Hill Road, Spencers Wood,	11/04/2012 - 12/04/2012	Watching Brief
ERM1329	Land to the rear of Ashdown, Basingstoke Road,	28/03/2012 - 28/03/2012	Evaluation
ERM1423	Land at Spencers Wood, Reading,	10/04/2012 - 27/04/2012	Evaluation
ERM1465	Land at Spencers Wood, Wokingham,	01/02/2013 - 28/02/2013	Desk Based Assessment
ERM1502	Land off Beech Hill Road, Spencers Wood,	01/01/2013 - 31/01/2013	Desk Based Assessment
ERM1716	Shinfield/Spencers Wood	01/10/2008 - 31/10/2008	Desk-Based Assessment
ERM1721	Land at Blanke Villa, Lambs Lane, Spencers Wood	01/09/2008 - 30/09/2008	Desk-Based Assessment
ERM1734	76-82 Grazeley Road, Three Mile Cross	01/09/2012 - 30/09/2012	Evaluation
ERM1737	The 'Warrens Croft' Site, Basingstoke Road, Spencers Wood	01/01/2005 - 31/12/2005	Excavation
ERM1753	Land at Spencers Wood, Reading	23/03/2015 - 31/03/2015	Evaluation
ERM1784	Three Mile Cross Methodist Church, Grazeley Road	26/01/2015 - 26/01/2015,	Evaluation
ERM1795	Croft Road, Spencers Wood	18/05/2015 - 19/05/2015	Evaluation
ERM1796	Croft Road, Spencers Wood	18/03/2015 - 25/03/2015	Excavation
ERM1810	Stanbury House, Basingstoke Road, Spencers Wood,	01/07/2014 - 31/07/2014	Desk Based Assessment
ERM1819	Land west of Beech Hill Road Spencers Wood	13/08/2015 - 13/08/2015	Magnetometer Survey
ERM1899	Beech Hill, Spencers Wood	15/02/2016 - 19/02/2016	Evaluation
ERM2029	Parklands, Three Mile Cross	01/04/2017 - 30/04/2017	Desk-Based Assessment
ERM2072	Land North of Croft Road, Spencers Wood	20/03/2017 - 31/03/2017	Evaluation
ERM2106	Phase 2B and Area C Spencers Wood	02/10/2017 - 15/12/2017	Evaluation (negative)
ERM2117	Land on Beech Hill Road, Spencers Wood	02/08/2016 - 12/08/2016	Excavation
ERM2247	Land at Basingstoke Road, Spencers Wood	01/12/2018 - 31/12/2018	Desk-Based Assessment
ERM2262	Grazeley Road 84-86, Three Mile Cross	11/11/2013 - 22/11/2013	Watching Brief (negative)



Event ID	Name	Dates	Type
ERM2415	Stanbury House, Basingstoke Road, Spencers Wood, Berkshire. Heritage Assessment	01/07/2019 - 12/07/2019	Desk Based Assessment
ERM2470	Land at Parklands, Basingstoke Road, Spencer's Wood	01/09/2020 - 23/10/2020, in two phases	Evaluation
ERM2554	Middle and Late Iron Age occupation on land north of Croft Road, Spencers Wood, Reading, Berkshire - An archaeological Excavation - Area 1a	23/04/2019 - 21/06/2019,	Excavation
ERM2555	Land north of Croft Road, Spencers Wood, Reading, Berkshire: Area 1b - Archaeological Excavation	29/03/2021 - 10/05/2021,	Excavation
ERM2661	Stanbury House, Spencers Wood - Archaeological Desk-Based Assessment	01/06/2022 - 30/06/2022,	Desk Based Assessment

8.4 Appendix 4: Historic Landscape Characterisation Areas

UID	Name	Type
HRM3499	Reading to Basingstoke Road (north part)	Modern dual carriageway. The road is however built on the alignment of a much earlier road.
HRM3503	Agricultural farmland south of the M4, Wokingham	Enclosed fields which appear to be a recent reorganisation of piecemeal enclosures of at least post-medieval date and early 19th century planned enclosures.
HRM3504	Agricultural farmland west of the Reading to Basingstoke Road	Enclosed fields which appear to be a recent reorganisation of earlier piecemeal enclosures.
HRM3880	Great Lea House Farm, near Reading	Great Lea House Farm is first present on the 1st edition OS map, but then not quite in this location but slightly to the east, now under the current A33.
HRM3973	Animal enclosures west of Lambs Lane, Swallowfield	Animal enclosures / paddocks. Previously probably farmland.
HRM3974	Grassland north of Beech Hill Road, Spencers Wood	Enclosed fields derived from piecemeal enclosure. They have been subject to reorganisation since the early 19th century and the current layout appears later 20th century in origin.
HRM3975	Whitehouse Farm, Spencers Wood	Originally Yewtree Farm. Probably originating in the 19th century.
HRM3977	Terraced houses at Clements Close, Spencers Wood	Modern terraced houses
HRM3978	Detached houses at Beech Hill Road, Spencers Wood	Houses originating in the early 20th century.
HRM3979	Modern housing estate west of Basingstoke Road, Spencers Wood	Modern housing estate, built very recently. Mostly consisting of detached houses, but there are terraced houses present too.
HRM3980	Detached houses around Lambs Lane Primary School, Spencers Wood	Area of predominantly detached houses, but also some bungalows, originating in the early 20th century.
HRM3982	Detached houses at Diana Close, Spencers Wood	Modern small housing estate



UID	Name	Type
HRM3985	Grassland east of Highlands Country House, Spencers Wood	Parkland created following parliamentary enclosure of Spencerswood Common
HRM3986	Highlands Country House, Spencers Wood	Present on 1761 map of Berkshire, probably originates in the early post-medieval period
HRM3987	Planted woodland north of White House Lane, Spencers Wood	Woodland planted in the late 19th/early 20th century
HRM3988	Wellington Court, Spencers Wood	Wellington Park, previously known as Stanbury Park
HRM3989	BP Garage off the A33, by Spencers Wood	Modern petrol station.
HRM3990	Grassland east of the A33, Spencers Wood	Enclosed fields derived from piecemeal enclosure. They have been subject to reorganisation since the early 19th century and the current layout appears later 20th century in origin.
HRM3991	Terraced houses around Kingfisher Grove, Three Mile Cross	Modern terraced houses, probably built in the last 10-15 years judging by the construction style. Part of a modern housing estate.
HRM3992	Modern detached houses around Woodcock Court, Three Mile Cross	Modern terraced houses, probably built in the last 10-15 years judging by the construction style. Part of a modern housing estate.
HRM3993	Detached houses at Grazeley Lane and Church Lane, Three Mile Cross	Area of mostly detached houses, but also semi-detached houses and bungalows. Originating in the early 20th century.
HRM3996	Grassland north of Grazeley Road, Three Mile Cross	Recent housing estate, built c. 2014.
HRM3999	Agricultural farmland north of Lambs Farm, Spencers Wood	Agricultural farmland
HRM4000	Body's Farm, Spencers Wood	Farmstead, called Mullins Farm on the 1st edition OS map (1870s). Probably present on John Rocque's map of Berkshire (1761)
HRM4001	Spencers Wood village	Rural settlement
HRM4002	Grassland east of Basingstoke Road, Spencers Wood	Enclosed fields derived from piecemeal enclosure. They have been subject to reorganisation since the early 19th century and the current layout appears later 20th century in origin.
HRM4003	Modern farmstead west of Sevenoaks Drive, Spencers Wood	Modern farmstead, not named on the maps.
HRM4004	Detached houses at Sevenoaks Drive, Spencers Wood	Modern housing estate
HRM4005	Houses along Basingstoke Road, Spencers Wood	Row of houses, mostly detached but also semi-detached. Probably originating in the early 20th century.
HRM4006	Detached houses at Halfacre Close and Askew Drive, Spencers Wood	Modern housing
HRM4007	Spencers Wood Recreation Ground	Small public park, probably present on the 1st edition OS map (1870s)
HRM4008	Allotments west of Orchards Close, Spencers Wood	Allotment gardens, probably present on the 1st edition OS map (1870s)
HRM4009	Terraced houses at Stanbury Gate, Spencers Wood	Modern housing
HRM4010	Allotments west of Clares Green Road, Spencers Wood	Allotment gardens.



UID	Name	Type
HRM4011	Shinfield Cemetery	Cemetery, originating in the early 20th century.
HRM4012	Semi-detached houses along Clares Green Road, Spencers Wood	Semi-detached houses, probably built in the 1930s.
HRM4013	Houses around Appletree Lane, Spencers Wood	Modern housing
HRM4014	Houses south of Hyde End Road, Spencers Wood	Housing originating in the early post-Second World War period
HRM4016	Houses around Montgomery Drive and Larchside Close	Modern housing
HRM4017	Detached houses along Grovelands Road and Hyde End Road, Spencers Wood	Area of detached houses, probably originating in the early 20th century - but the area is not quite clear. At any rate, the area is fully developed by 1962.
HRM4018	Modern detached houses around Century Drive, Spencers Wood	Modern small housing estate.
HRM4021	Playing field by Oakbank School, Shinfield	Playing field obviously associated with Oakbank School.
HRM4022	Nullis Farm, Shinfield	Farmstead, present on John Rocque's map of Berkshire (1761). Probably originated in the medieval or early post-medieval period.
HRM5033	Foudry Brook, Reading	Foudry Brook is a small stream feeding the River Kennet.

8.5 Appendix 5: Historical Maps

Year	Map/document	Source
1856	Enclosure map of Shinfield Green	Berkshire Record Office online project: http://www.berkshireenclosure.org.uk/
1862	Spencers Wood Common Enclosure map	Berkshire Record Office online project: http://www.berkshireenclosure.org.uk/
1887	6-inch OS map	National Library of Scotland online map resources
1900	6-inch OS map	National Library of Scotland online map resources
1911	25-inch OS map	National Library of Scotland online map resources
1939	6-inch OS map	National Library of Scotland online map resources
1971	6-inch OS map	National Library of Scotland online map resources

8.6 Appendix 6 – Significance and Impact Criteria

8.6.1 Criteria for assessing the importance of heritage assets

Importance of Asset	Designation of Assets	Definition of Importance
Very High	World Heritage Sites	Places of international importance due to its 'outstanding universal value'
High	Scheduled monuments Listed buildings (Grade I or II*) Registered parks/gardens (Grade I or II*) Battlefields	Places or structures of national importance. Undesignated heritage assets and archaeological remains of potentially equivalent value. This includes assets which: - are rare in the historic environment record or - are a good example of a type site or - have a high potential to add to regional and national research criteria



Importance of Asset	Designation of Assets	Definition of Importance
<i>Moderate</i>	Listed buildings (Grade II) Registered parks and gardens (Grade II) Conservation areas Undesignated	Places or buildings of regional or high local importance. This includes assets which: - are more commonly found in the historic environment record or - have particular regional associations or may have important associations on a local or parish level (e.g. they have meaning to local population or embody something of the special identity of a locality) - have moderate potential to add to local and regional research criteria
<i>Low</i>	Undesignated	Assets which: - are relatively poorly preserved or - have limited significance on a local level - have a low potential to add to local and regional research criteria
<i>Negligible</i>	Undesignated	Places or buildings that have no known archaeological, historical or cultural importance. Sufficient investigation must have been undertaken to demonstrate that there is a low risk that any as yet unknown heritage assets might survive, or where any potential surviving remains have no value within the context of the current study.
<i>Uncertain</i>	Undesignated	Sites where there is evidence that a heritage asset may exist, but where there is insufficient information to determine its nature, extent and degree of survival given current knowledge (e.g. cropmarks untested by fieldwork or random finds spots).

8.6.2 Criteria used for assessing the setting of assets

Value of Setting Attribute	Effect on Significance of Heritage Asset
<i>High</i>	Makes a major contribution to the significance of the heritage asset, for example because it is itself a significant heritage asset or because it is a very prominent feature of the setting. Substantial change to this attribute would almost certainly considerably reduce the significance of the setting as it relates to the asset and would not normally be reversible.
<i>Moderate</i>	Makes a moderate contribution to the significance of the heritage asset, for example, because it is itself a locally significant heritage asset or a notable feature of the setting. Substantial change to this attribute would almost certainly reduce the integrity of the asset's setting and to some degree reduce the significance of the setting as it relates to the asset. Such changes may be temporary or reversible, but might persist for a longer term.



Value of Setting Attribute	Effect on Significance of Heritage Asset
<i>Slight</i>	Makes a minor contribution to the significance of the asset, for example having no heritage value in itself or comprising a small element in the setting. Substantial change to this attribute might lead to a slight loss of its overall integrity or significance of the setting of the asset. The changes may be short term.
<i>Neutral</i>	Makes no apparent contribution to the setting of the asset.
<i>Slightly Intrusive</i>	Comprises a small intrusive element in the setting of the asset, or one that is itself a heritage asset. The intrusiveness may be limited to a short term. Removal of the attribute would not normally be justified but mitigation would be beneficial.
<i>Moderately Intrusive</i>	Detracts somewhat from the significance of the heritage asset, but is not a very prominent feature of the setting and does not involve large-scale activities or emissions. The attribute itself may have some heritage value, thus offsetting its intrusiveness. Removal or mitigation of the intrusion would increase the significance of the setting in relation to the asset.
<i>Highly Intrusive</i>	Detracts highly from the significance of the heritage asset and has no heritage value in its own right. This might be because it is a very prominent feature of the setting, involves large-scale activities or produces copious emissions. Removal or mitigation of the intrusion would almost certainly increase the significance of the setting in relation to the asset.

8.6.3 Criteria for assessing the magnitude of development impacts on assets

Magnitude of Impact on Asset	Effect of Impact
<i>Major Harm</i>	Causes total destruction of or permanent change to most key elements of the asset that results in major loss of integrity and reduction in significance. Substantial change to the setting of the asset. Any such change would almost certainly result in total loss of significance of the asset and would not normally be reversible.
<i>Moderate Harm</i>	Either: causes permanent change to or loss of many key elements of the asset that lead to a moderate loss of its overall integrity and reduction in significance. Moderate change to the setting of the asset. Or: temporarily causes major loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
<i>Minor Harm</i>	Either: causes permanent change to some key or peripheral elements of the asset, or changes to the setting of the asset, that lead to a slight loss of its overall integrity or significance. Or: temporarily causes moderate loss of integrity and significance, e.g. through restricting accessibility and visibility, or by altering its setting.
<i>Negligible Harm</i>	Very minor adverse changes to the asset or its setting
<i>No change</i>	No appreciable change to the asset or its setting.
<i>Negligible Benefit</i>	Very minor beneficial changes to the asset or its setting
<i>Minor Benefit</i>	Either: delivers some improvement to the asset that does not increase its overall integrity or significance. Or: arrests an existing process of adverse change.
<i>Moderate Benefit</i>	Either: causes long-term improvement of the asset, involving some increase in its integrity or significance. Or: reverses an existing process of adverse change.
<i>Major Benefit</i>	Causes major benefit to the asset that increases its integrity and significance. Such change would almost certainly increase the significance of the asset.



8.6.4 Significance of effects matrix

Importance of asset	Very High	<i>Neutral</i>	<i>Slight</i>	<i>Moderate/Large*</i>	<i>Large/Very** Large</i>	<i>Very Large**</i>
	High	<i>Neutral</i>	<i>Slight</i>	<i>Moderate/Slight</i>	<i>Moderate/Large*</i>	<i>Large/Very Large**</i>
	Medium	<i>Neutral</i>	<i>Neutral/Slight</i>	<i>Slight</i>	<i>Moderate</i>	<i>Moderate/Large*</i>
	Low	<i>Neutral</i>	<i>Neutral/Slight</i>	<i>Neutral/Slight</i>	<i>Slight</i>	<i>Slight/Moderate</i>
	Negligible	<i>Neutral</i>	<i>Neutral</i>	<i>Neutral/Slight</i>	<i>Neutral/Slight</i>	<i>Slight</i>
	Uncertain	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Unknown</i>
		No Change	Negligible	Minor	Moderate	Major
Magnitude of impact (on the asset or its setting) (either adverse or beneficial)						
* Very large adverse impacts will require “exceptional” justification. ** Large adverse impacts will require “wholly exceptional” justification. Otherwise, judgements should be balanced with regard to the scale of any harm or loss and the importance of the heritage asset.						

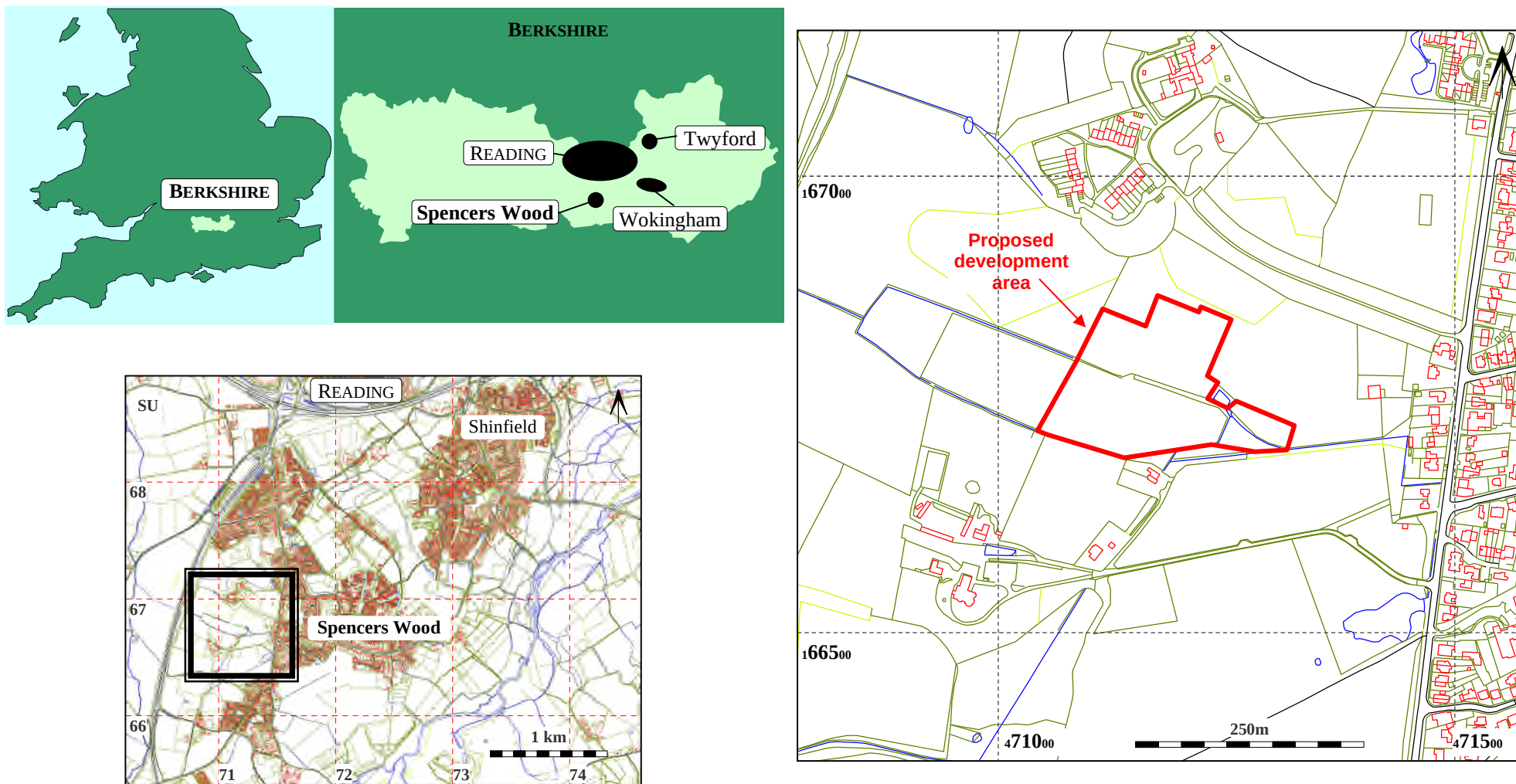


Figure 1: Site location plan

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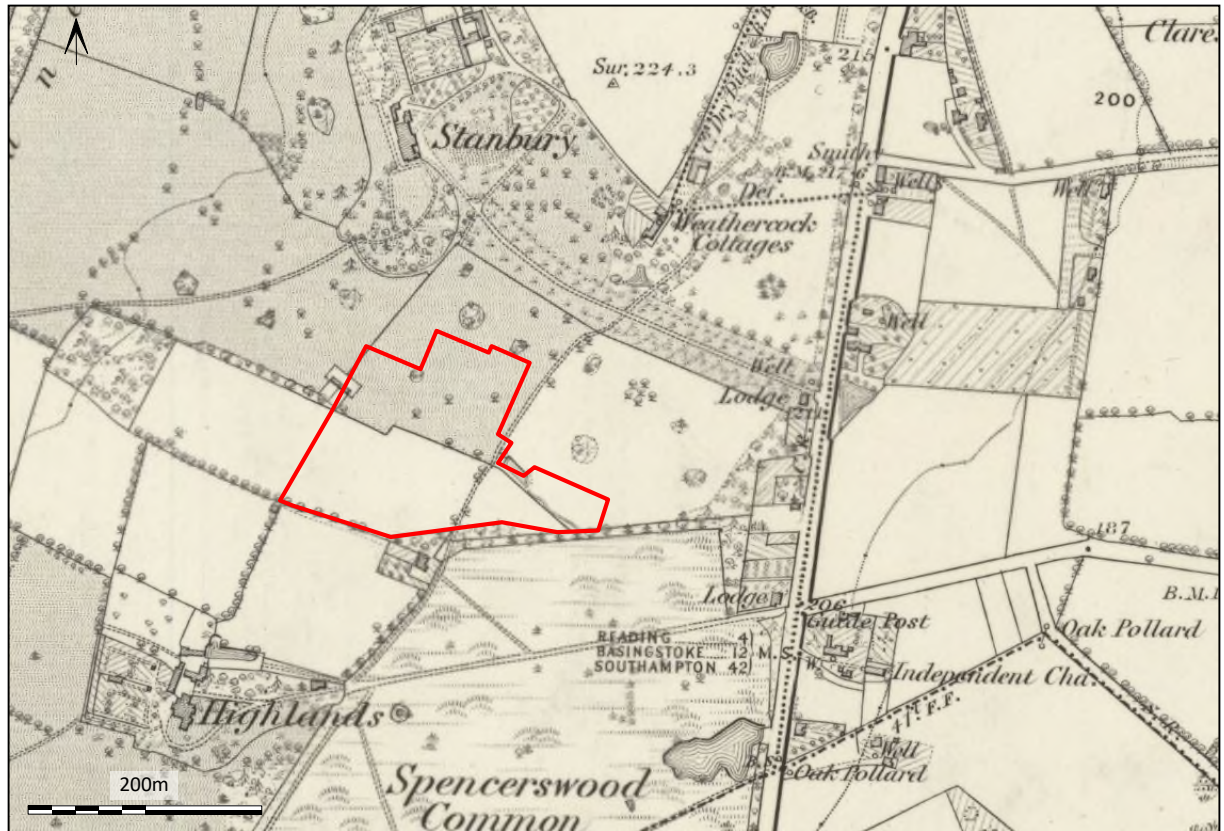


Figure 2: 1887 Ordnance Survey 6-inch map

Revised 1881, published 1887. Reproduced with the permission of the National Library of Scotland (CC-BY licence).

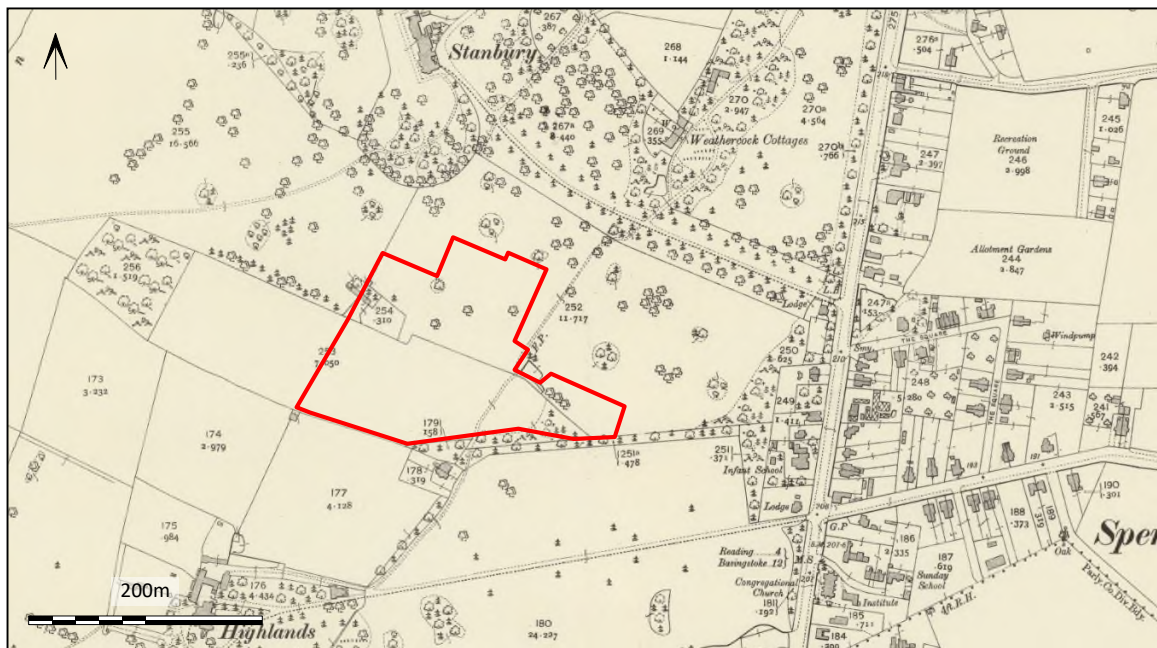


Figure 3: 1911 Ordnance Survey 25-inch map

Revised 1909, published 1911. Reproduced with the permission of the National Library of Scotland (CC-BY licence).

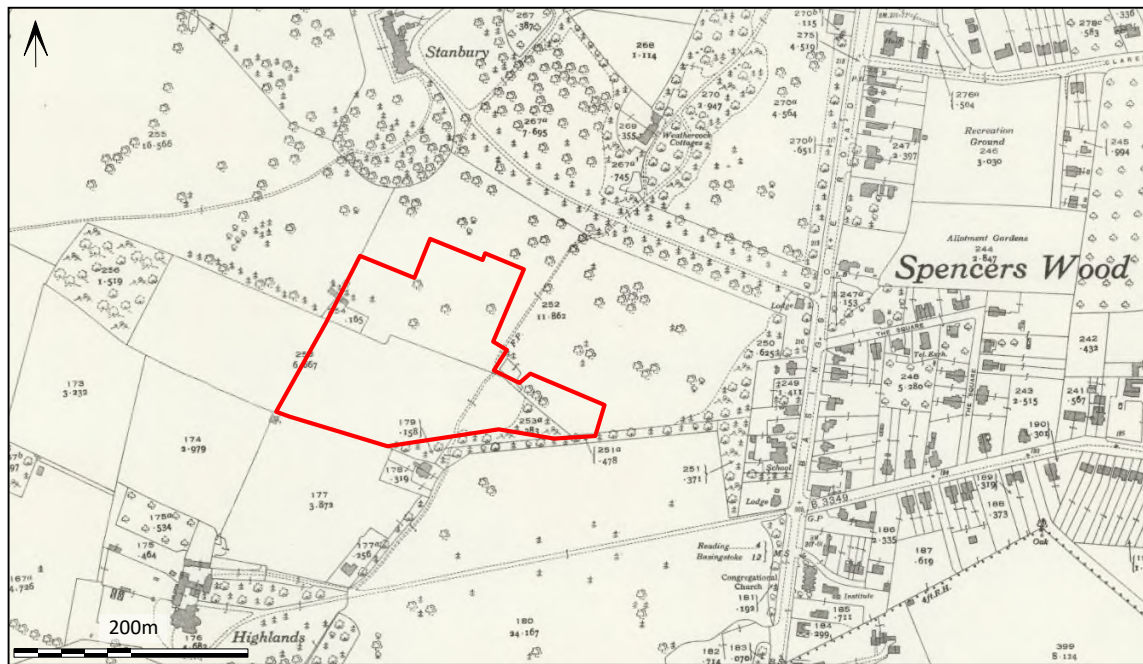


Figure 4: 1939 Ordnance Survey 6-inch map

Surveyed 1937, published 1939. Reproduced with the permission of the National Library of Scotland (CC-BY licence).

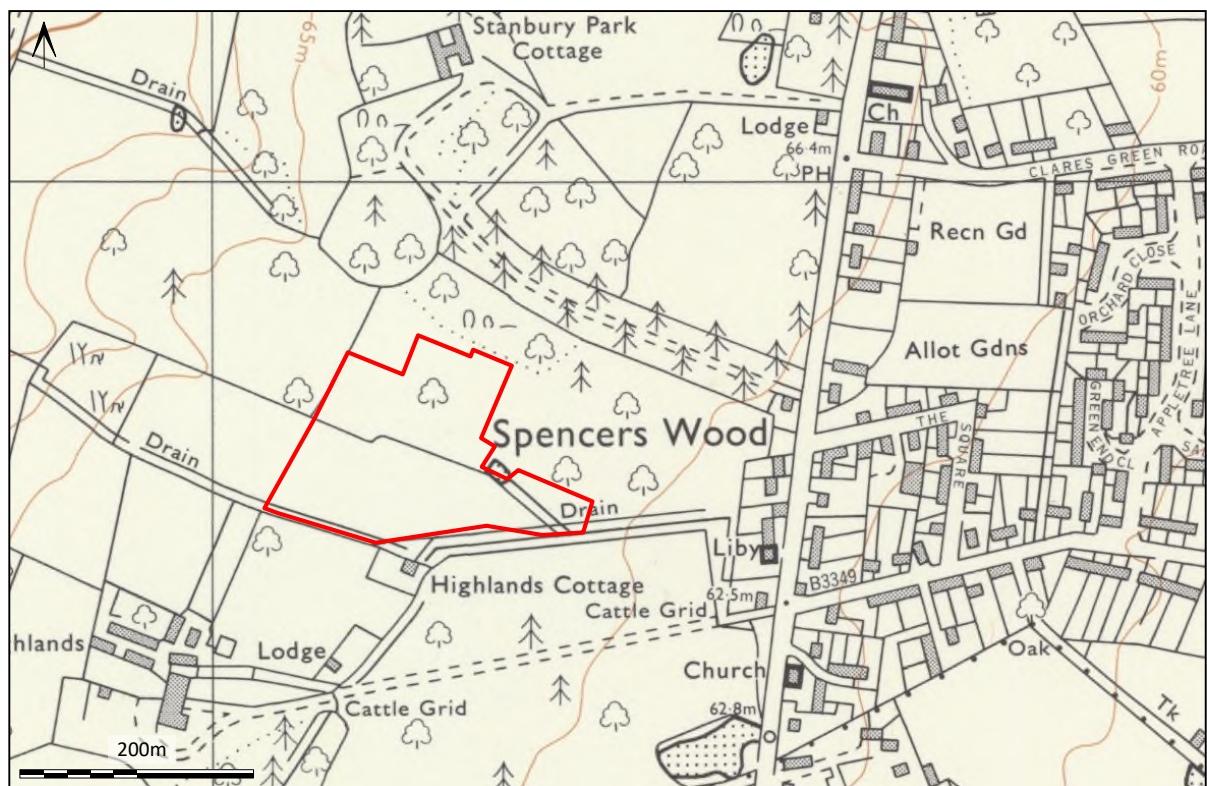
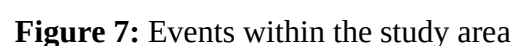


Figure 5: 1971 Ordnance Survey 1:10,000 map

Revised 1958–69, published 1971. Reproduced with the permission of the National Library of Scotland (CC-BY licence).



Stanbury House, Basingstoke Road, Spencers Wood, Berkshire:
Heritage Assessment



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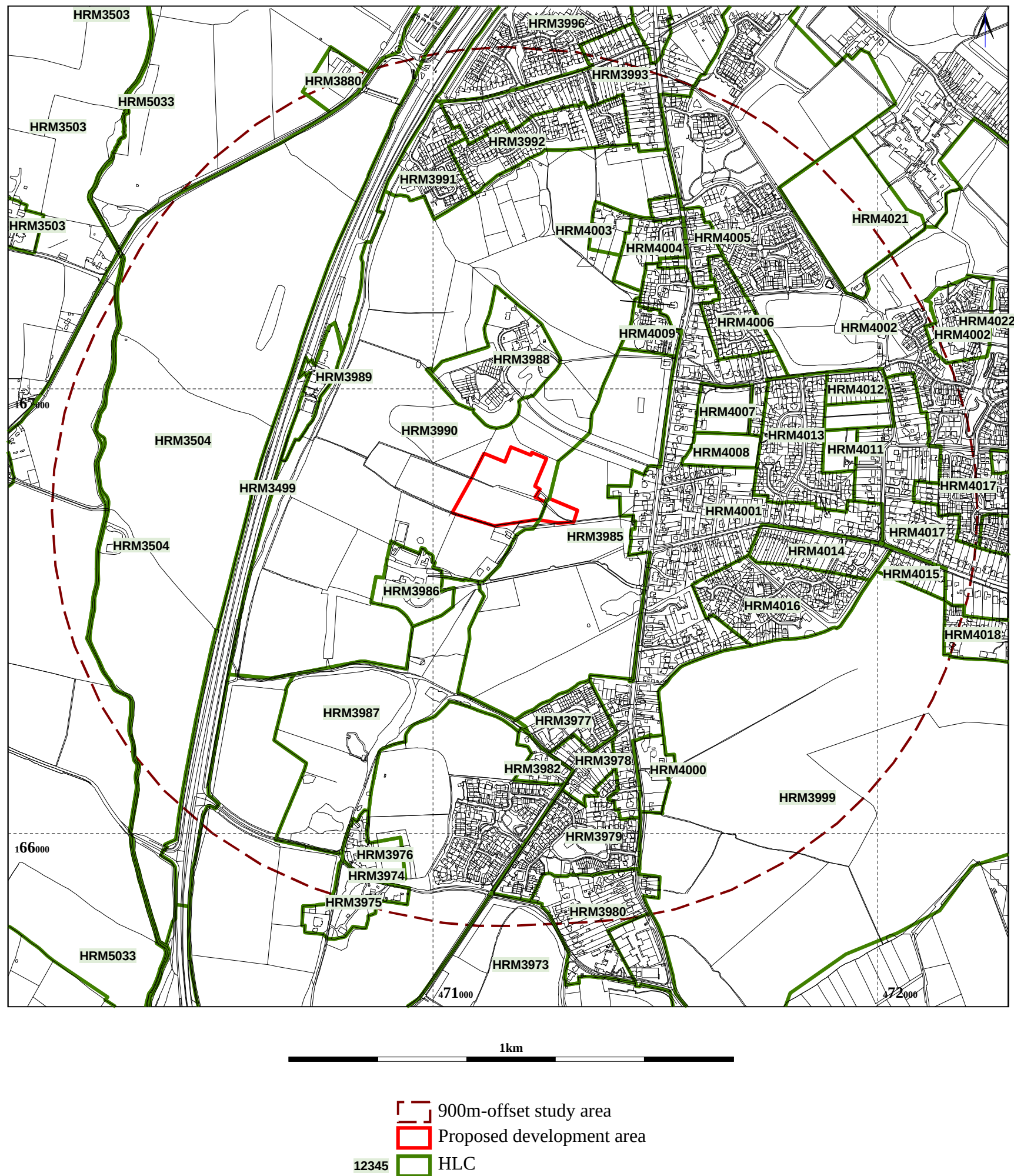


Figure 8: Historic Landscape Characterisation (HLC) data within the study area

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Image 1: Southern part of proposed development area, looking east
Shows central hedge line towards the left-hand side of the image.



Image 2: Southern part of proposed development area, looking west
Shows central hedge line at right-hand side of image and southern boundary at left.



Image 3: Northern part of proposed development area, looking east

Looking east across the PDA with soil-storage area of adjacent construction site in the distance.



Image 4: Northern part of proposed development area, looking west

Looking west across PDA, showing temporary fenced boundary of SANG area at right.



Image 5: Looking west from proposed development area

Shows trees and hedge on western boundary of PDA, looking across to SANG area to west where the ground slopes down towards the A33 road.



Image 6: Access to proposed development area from Basingstoke Road

Access to the PDA is via previously consented housing development adjacent to Basingstoke Road.



Image 7: Grade II listed milestone

Shows listed milestone (NHLE 1246235) next to Basingstoke Road, on corner of Church Lane with former Congregational Church (built 1903) visible above the hedge.



Image 8: Grade II listed school and school house

Shows listed former school and school house (NHLE 1312952), now library and private house, adjacent to west side of Basingstoke Road.

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