

Bracknell Forest Council – Comprehensive Local Plan

Archaeological appraisal of SHELAA sites

Berkshire Archaeology has undertaken a desk based archaeological appraisal of a selection¹ of the Strategic Housing and Economic Land Availability Assessment (SHELAA) sites which have been submitted for consideration for allocation in Bracknell Forest Borough. The appraisal concerns the buried archaeological heritage and does not relate to the historic landscape, the historic build environment or listed buildings.

Each site has been examined in terms of the Historic Environment Record and other evidence, looking at known archaeology, potential within the area, previous impacts and anticipated requirements in relation to planning proposals. Where the findings refer to field work, the field work was undertaken outside of the scope of this appraisal, typically as part of previous planning proposals, and is recorded within the Historic Environment Record or other evidence.

Sites have been graded one to five using the criteria set out below. At this stage, no sites have been graded 5, in terms of immediate “show stoppers”, although several will require relatively large schemes of archaeological work to mitigate appropriately the impact of development works.

Range of responses:

The anticipated response from BFC’s archaeological advisors (Berkshire Archaeology) to a potential redevelopment proposal has been given for each site. The responses are based on consideration of known archaeology (summarised on a site by site basis), the potential for further, undiscovered archaeological assets, and any known previous impacts or relevant site conditions, and are in line with current national and local planning policy, and the relevant industry standards and guidance. Consideration is given to factors such as previous development and geology of sites.

Responses are based on currently available knowledge; it should be noted that the Berkshire Historic Environment Record, in line with NPPF requirements, is a dynamic database which is regularly updated to take account of new information (often from the results of archaeological fieldwork) and therefore over time, responses may change.

In addition, the requirement to respond in a proportionate manner, as articulated in national planning policy and guidance, as well as archaeological best practice, means responses to specific development proposals will also take into account the scale (and thus risk) of anticipated impact (an average site area/scale of development of c.1ha is often used as a cut off). Within this appraisal, sites have been considered on an individual basis; where several sites may subsequently be developed together as a cluster, the larger scale of development may increase the risk of anticipated

¹ Bracknell Forest Council selected the sites to be appraised at an early stage following an initial review of the location and extent of land submitted, before publication of the draft SHELAA. Sites were limited to those outside of the greenbelt, i.e. the sites appraised are within the countryside, and within settlements, including previously developed sites. Greenbelt sites were not included due to the protection offered to the greenbelt through planning policy and the extent of sites outside the greenbelt. The only exception is site WAR3 (in the greenbelt) which was subsequently included due to its exceptional scale. This allowed it to be appraised on the basis of the same evidence as other sites.

impact and thus may increase the requirements for further work. Sites have been considered on the basis of their overall size; where the scale of proposed development on a site is substantially lower, the response may need to be revisited to reflect the scale of proposed development.

As sites progress and further information becomes available, further liaison with Berkshire Archaeology is recommended to refine the advice on archaeological constraints likely to be encountered.

Range of Responses:

- 1 no archaeological impact/constraints
- 2 minor constraints or archaeological risk identified as manageable and can be dealt with by condition
- 3 suspected potential due to archaeological context and scale of site but unknown impacts; requiring pre-determination work to inform on need for mitigation
- 4 known archaeology on site or high potential nearby requiring assessment and evaluation pre-determination to ensure that mitigation is possible
- 5 highly significant archaeology known to survive and requiring preservation in situ, potentially precluding development (“show stopper” potential)

BIN1 – Land north of Tilehurst Lane and east of terrace Road North, Binfield

4.92ha greenfield – response 3

There are no known archaeological assets noted on the Berkshire Historic Environment Record within the site boundaries. During field walking survey to the north and east of the site, scatters of finds ranging from prehistoric and Roman, to medieval and post-medieval date, were retrieved, suggesting continuing exploitation of land in the area through the millennia. It is unclear whether any features relating to parkland use associated with Binfield Park survive. Given the undeveloped nature of the site, any archaeological remains present are likely to survive well below ground, and therefore any development proposals should be accompanied by a desk-based assessment, and where potential for impact on archaeological assets is identified, the results of a fieldwork evaluation (usually trial trenching) may be required to be submitted in support of a planning application.

BIN 2 – Land north of Ryslip Kennels (west of Church Lane), Binfield

0.84ha greenfield – response 2

There are no known archaeological assets noted on the Berkshire Historic Environment Record within the site boundaries. During field walking survey to the north and west of the site, scatters of finds ranging from prehistoric and Roman, to medieval and Post-medieval date were retrieved, suggesting continuing exploitation of land in the area through the millennia. It is unclear whether any features relating to parkland use associated with Binfield Park survive. The general archaeological context indicates that archaeological features may be present; however it is

considered that these are unlikely to be of sufficient significance to warrant preservation in situ, and thus would not preclude development. Planning applications for redevelopment may therefore attract a condition requiring investigative work which will be proportionate to the potential impact of proposals.

BIN3 – Land north of Tilehurst Lane and west of Church Lane, Binfield

3.56ha greenfield – response 3

There are no known archaeological assets noted on the Berkshire Historic Environment Record within the site boundaries. During field walking survey to the north and south of the site, scatters of finds including prehistoric flints and clusters of Roman and medieval pottery were identified, suggesting continuing exploitation of land in the area through the millennia. Given the undeveloped nature of the site, any archaeological remains present are likely to survive well below ground, and therefore any development proposals should be accompanied by a desk-based assessment, and where potential for impact on archaeological assets is identified, the results of a fieldwork evaluation (usually trial trenching) may be required to be submitted in support of a planning application.

BIN4 – Wyevale Garden Centre, Forest Road, Binfield

1.87ha PDL – response 2

The site lies within an area of archaeological potential, in particular for prehistoric deposits, as indicated by various finds in adjacent areas noted on the Berkshire Historic Environment Record. However the previous development on the site, including construction and terracing, as well as planting, is likely to have affected the survival of below-ground archaeology, and only minor constraints are therefore anticipated. Proposals for redevelopment within areas known to have been less affected, that require major groundworks, may therefore attract a condition requiring small-scale works of archaeological mitigation only.

BIN5 – Land south of Forest Road and east of Cheney Close, Binfield

1.85ha greenfield – response 3

The site lies within an area of high archaeological potential, in particular for prehistoric deposits, as indicated by various finds in adjacent areas noted on the Berkshire Historic Environment Record. Archaeological assessment of the adjacent Blue Mountain site has identified a focus for Mesolithic activity, whilst excavations at Park Farm to the south revealed a late prehistoric settlement and associated enclosures. Given the undeveloped nature of the site, any archaeological remains present are likely to survive well below ground, and therefore any development proposals should be accompanied by a desk-based assessment, and where potential for impact on archaeological assets

is identified, the results of a fieldwork evaluation (usually trial trenching) are likely to be required to be submitted in support of a planning application.

BIN6 - Land south of Emmetts Park and east of Cressex Close, Binfield

1.57 greenfield – response 3

The site lies within an area of high archaeological potential, in particular for prehistoric deposits, as indicated by various finds in adjacent areas noted on the Berkshire Historic Environment Record. Archaeological assessment of the adjacent Blue Mountain site has identified a focus for Mesolithic activity, whilst excavations at Park Farm to the south-east revealed a late prehistoric settlement and associated enclosures. Given the undeveloped nature of the site, any archaeological remains present are likely to survive well below ground, and therefore any development proposals should be accompanied by a desk-based assessment, and where potential for impact on archaeological assets is identified, the results of a fieldwork evaluation (usually trial trenching) are likely to be required to be submitted in support of a planning application.

BIN7 - Land to south of Foxley Lane and west of Whitehouse Farm Cottage, Murrell Hill Lane

0.29ha greenfield – response 2

There are no archaeological assets noted in the vicinity on the Berkshire Historic Environment Record – although this is likely to be partly a result of a lack of previous investigative work. However the size of the site means it is unlikely that substantive remains would be affected by any redevelopment proposals and therefore only minor, if any, measures of archaeological mitigation are recommended for any redevelopment proposals. These would be secured by condition and proportionate to the scale of impact of the proposals.

BIN8 – Land south of Foxley Lane and west of Murrell Hill Lane (Foxley Fields)

41.59ha greenfield – response 4

This extensive greenfield site has recently been the subject of an archaeological assessment and subsequent initial non-intrusive (geophysical) survey. The survey shows a number of archaeological assets surviving on the site, including an enclosure of possible Roman or prehistoric date, along with ditches, pits and several other features. To further characterise these features, and to demonstrate that the impact of redevelopment on the archaeology of the site is able to be mitigated, a fieldwork evaluation will be needed, with the results being submitted prior to determination of a planning application. Further phases of investigative or recording work may also be necessary, should planning consent be granted.

BIN9 – Land at Murrell Hill Grange, Binfield

18.27ha greenfield – response 4

This site is in an area of high archaeological potential, as demonstrated during recent evaluation works immediately to the south (for the Amen Corner North development), where ditches of Iron Age or Romano-British date have been revealed, alongside a scatter of prehistoric flint artefacts. Roman pottery has also been found within the site boundaries. Given the undeveloped nature of the majority of this site, any archaeological remains present are likely to survive well below ground, and therefore any development proposals should be accompanied by a desk-based assessment, and where potential for impact on archaeological assets is identified, the results of a fieldwork evaluation (usually trial trenching) are likely to be required to be submitted in support of a planning application.

BIN10 – Popes Manor, Murrell Hill Lane, Binfield

8.84ha mixed – response 2

Archaeological assessment of this site has previously identified potential for prehistoric and Roman archaeology within the site, and therefore a programme of archaeological evaluation is recommended. As noted during recent planning discussions, this could be secured by condition and is likely to comprise a phased scheme of works comprising an initial trial trench evaluation, and further phases dependent on the results.

BIN11 – Popes Manor, Binfield

1.9ha greenfield – response 2

An archaeological assessment previously carried out on this site has identified only potential for low value archaeological assets of medieval and/or post-medieval date. Therefore no further investigative work is required pre-determination, whilst dependent on the nature of proposed redevelopment, a condition to secure a proportionate programme of archaeological investigation is likely to be appropriate.

BIN12 – Eastern field, land south of London Road

0.31ha greenfield- response 2

The site is within an area of archaeological potential, as demonstrated by features noted on the Berkshire Historic Environment Record, including investigative works at the nearby Amen Corner site, which revealed Iron Age features and other archaeological deposits. Given the scale of the site, any archaeological constraints would be likely to be limited and could be dealt with post-determination if secured by condition.

BIN13 – Western field, land south of London Road

0.79ha greenfield – response 2

The site is within an area of archaeological potential, as demonstrated by features noted on the Berkshire Historic Environment Record, including investigative works at the nearby Amen Corner site, which revealed Iron Age features and other archaeological deposits. It is unlikely that archaeology worthy of preservation in situ survives, and therefore, any archaeological constraints could be dealt with post-determination if secured by condition, and are likely to comprise a trial trench evaluation, with further phases of work only if the results warrant this.

BIN14 – Land at Bigwood, Peacock Lane

0.4ha greenfield – response 2

This is a small site within an area of known archaeological potential, as demonstrated by extensive excavation works at Peacock Farm to the east and field walking finds to the west. A range of periods are represented in the archaeological record. It is unclear what impacts previous land uses, in particular tree planting, may have had so any archaeological constraints arising are likely to be limited (proportionate to redevelopment proposals) and dealt with post-determination via a suitably worded condition.

BIN15 – Popeswood Lodge, Popeswood Road

0.62ha greenfield – response 1

This small-scale site is within an area of unknown archaeological potential, with little evidence on record from previous archaeological investigations. Given that construction on the site and previous uses will have disturbed large areas of the site, it is very unlikely that any archaeological features survive below ground, and no mitigation would be necessary in the event of redevelopment.

BRA1 – Land at Parkview Farm , Old Wokingham

38.38ha greenfield – response 4

There are a number of known archaeological assets within the site boundaries noted on the Berkshire Historic Environment Record, mainly comprising field system ditches identified through cropmark survey. These are of uncertain date and may be significant if related to further, as yet unidentified features surviving in this previously undeveloped site, which is located in an area of prehistoric interest. An archaeological assessment would be required at an early stage and fieldwork investigation is likely to be needed to support a proposal for redevelopment, in advance of an application being submitted, to demonstrate that the impact on archaeology can be mitigated.

BRA2 – Easthampstead Park Conference Centre, Old Wokingham Road

22.79ha mixed – response 4

The Berkshire Historic Environment Record notes a range of archaeological finds immediately to the north and west of the site, representing activity spanning the prehistoric through to the medieval period. Whilst parts of the site have seen much impact from development, a large portion remains undeveloped and the potential here for similar archaeological assets is high. As a minimum, an archaeological assessment would be required to be carried out, prior to a planning proposal being submitted, to inform on the presence of archaeology, and ensure that any impacts of redevelopment can be mitigated .

BRA3 - The Hideout, Old Wokingham Road

22.66ha greenfield – response 2

Geophysical survey has been carried out on parts of this site, and has identified areas of archaeological interest. Subsequent discussions have concluded that the survey provides sufficient certainty that impacts on archaeology can be managed by a scheme of works to be required by condition on any outline consent granted, and to be carried out prior to submission of reserved matters.

BRA4 – Beaufont Park, South Road

34.24ha mixed – response 3

This large site is within an area of unknown but suspected archaeological potential, with little evidence on record from previous archaeological investigations, other than geophysical survey carried out immediately to the west. The open areas of the site have the potential for below-ground remains to survive well, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

BRA5 – Pyramid House, Easthampstead Road

0.27ha PDL – response 1

Previous construction and other land uses at this small-scale site are very likely to have truncated and/or removed any remaining archaeological potential in this site; therefore no archaeological constraints would be anticipated in relation to redevelopment proposals.

BRA6 – Bracknell and Wokingham College, Wick Hill, Sandy Lane

1.17ha PDL – response 2

Archaeological assessment previously undertaken out on this site has confirmed that parts of the site have no remaining potential, but that limited archaeological evaluation would be appropriate to characterise archaeological potential in the west of the site, and to record any archaeological assets affected by redevelopment. This can be carried out post-determination, as a first stage in a phased scheme of works, secured by condition, and will inform the need for future stages if necessary, based on the results.

BRA7 – Town Square, The Ring

1.16ha PDL – response 1

This site has been investigated as part of the wider Bracknell regeneration scheme, and an archaeological impact assessment carried out. Whilst small areas of land were initially identified, in which the potential for archaeological remains to have survived previous development was noted, during various phases of monitoring it was confirmed that all potential has been removed in this area. Therefore no archaeological constraints would be expected.

BRA8 - Land east of Old Toll Gate Close (land at Allsmoor Lane)

0.5ha greenfield – response 1

This small-scale site is an area with few records noted; given the site conditions it is deemed to be of low archaeological potential and therefore any redevelopment proposals would not require archaeological mitigation.

BRA9 – Alston House, Market Street

0.07ha PDL – response 1

Previous construction and other land uses at this small-scale site are very likely to have truncated and/or removed any remaining archaeological potential in this site; therefore no archaeological constraints would be anticipated in relation to redevelopment proposals.

BRA10 – Gowring House, Market Street

0.09ha PDL – response 1

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Previous construction and other land uses at this small-scale site are very likely to have truncated and/or removed any remaining archaeological potential in this site; therefore no archaeological constraints would be anticipated in relation to redevelopment proposals.

BRA11 – Bus depot (Coldborough House), Market Street

0.61ha PDL – response 1

Previous construction and other land uses at this small-scale site are very likely to have truncated and/or removed any remaining archaeological potential in this site; therefore no archaeological constraints would be anticipated in relation to redevelopment proposals.

CROW1 – 1-9 High Street, Crowthorne

0.14ha PDL – response 1

This modestly-sized site is in an area of little known archaeology and has been developed intensively, removing the potential for archaeology to survive below ground. Development proposals on this site would therefore not attract any archaeological constraint.

SAND1 – Silverdene, Ambarrow Lane, Sandhurst

2.95ha greenfield – response 3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. An assessment should be made of the site's archaeological potential, including for earthworks, which survive well in woodland in the borough; depending on the results, recording and survey work may be required.

SAND2 – Land to south of Sandhurst Lodge, Wokingham Road

1.15ha greenfield – response 1

There is little archaeological data for the area, which may reflect a lower potential in this traditionally wooded area. Given the size and nature of the site therefore, no archaeological requirements would be justified in relation to redevelopment.

SAND3 – Land south of Ambarrow Lane, west of Wokingham Road and east of Lower Sandhurst Road

30.3ha greenfield – response 3

Classification: OFFICIAL

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The Berkshire Historic Environment Record holds limited archaeological data for this area, although the catchment of the Blackwater is known to have been an area of focus in prehistoric and Roman times. Due to the site's undeveloped nature, any below ground archaeology is likely to have survived well, and to provide much needed information about human occupation of the area across the millennia. Therefore a programme of assessment and evaluation should be carried out prior to any redevelopment applications, to characterise the archaeology and provide information on its significance and the need to mitigate impacts.

SAND4 – Land south of High Street and east of Yateley Road, Sandhurst

2.4ha greenfield – response 2/3

The Berkshire Historic Environment Record holds limited archaeological data for this area, although the catchment of the Blackwater is known to have been an area of focus in prehistoric and Roman times. Due to the site's undeveloped nature, any below ground archaeology is likely to have survived well, and to provide much needed information about human occupation of the area across the millennia. The current woodland on the site may have caused ground disturbance, but also has the potential to protect earthworks which survive well in Bracknell Forest. Archaeological survey, which may include intrusive evaluation is likely to be required, should a substantive redevelopment proposal be put forward, and this may be required in advance of planning determination (depending on which areas of the site are to be redeveloped).

SAND5 – Land east of Wokingham Road and south of Dukes Ride (Derby Field)

8.88ha greenfield – response 3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WAR3 – Syngenta site, Warfield

247ha mixed – response 4

This large greenfield site lies within an area thought to have been favoured for occupation and other uses for several millennia. An Iron Age coin hoard and other prehistoric finds are recorded in the site itself, and artefacts ranging from Roman and Saxon as well as medieval have been retrieved from the immediately adjacent area. The previously undeveloped nature of large areas of the site means the potential for further below-ground remains to survive well is high. Archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide detailed

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information on archaeological assets and potential and whether the impact of redevelopment on these could be mitigated.

WAR4 – Land east of Binfield Road, Warfield

1.3ha greenfield – response 2/3

The pattern of archaeological finds noted on the Berkshire Historic Environment Record, clustering around the valley of the Cut, suggests that this watercourse may have been a favoured location for settlement. Excavations at nearby Park Farm to the south revealed a small rural settlement of Iron Age and Romano-British date, and further investigations to the south-east identified an important multi-period settlement site, with a number of prehistoric and medieval finds. The undeveloped greenfield nature of the site means the potential for archaeological assets to have survived is high, and therefore a phased scheme of archaeological works, to include an initial evaluation and further investigation as appropriate, will be required before any development proposals can be finalised (i.e. prior to reserved matters). Any evaluation strategy should include an assessment of possible alluvial and colluvial deposits on the valley floor, as an important source of archaeological information.

WAR5 – Land south of Forest Road, and east of Binfield Road

16.79ha greenfield – response 3

This large greenfield site lies within an area thought to have been favoured for occupation and other uses for several millennia. The Berkshire Historic Environment Record notes that prehistoric flint artefacts have been retrieved from within the site itself, and other sites such as a large scatter of Roman pottery and several medieval findspots are recorded immediately to the east. Evaluation relating to new development at nearby Harvest Ride has identified clusters of features of medieval and Roman date. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WAR6 – Scotlands Farm, Forest Road, Newell Green

23.11ha greenfield – response 3

This large greenfield site lies within an area thought to have been favoured for occupation and other uses for several millennia. Medieval finds are recorded in the site itself, and recent excavations at nearby West End have identified occupation dating from the Roman and medieval periods. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WAR7 – Land at junction of Harvest Ride and Warfield Road

0.78ha greenfield – response 2

Excavations at Priory Lane, in advance of house building, and carried out due to the site's proximity to two Iron Age round houses, revealed a series of archaeological features of unknown dates, and scattered prehistoric finds. Archaeological investigation, proportionate to the scale of proposed redevelopment, will be required, to inform on the need for mitigation of any development proposals; however given the limited extent of the site, this could be secured by condition and therefore carried out post-determination.

WAR8 – Land between Newell Hall and Cuckoo Cottage, Warfield Street

0.53ha greenfield – response 1

There is little archaeological data for the area, which may reflect a lower potential in this site containing scrub and trees. Given the size and nature of the site therefore, no archaeological requirements would be justified in relation to redevelopment.

WAR9 – Land north of Herschel Cottage

1.29ha greenfield - response 2

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. Archaeological assessment of the adjacent site has demonstrated that the potential for archaeology is fairly low, but that field investigation would be required to demonstrate this definitively, and this approach should also be applied to the current site. Therefore any planning consent should include a condition requiring a scheme of investigation to be carried out, along with associated post-excavation works.

WAR10 – Land north of Newhurst Gardens

4.43ha greenfield - response 2

The site has undergone archaeological assessment in connection with a previous planning proposal, which concludes that the potential for archaeology is fairly low, but that field investigation would be required to demonstrate this definitively. Therefore any planning consent should include a condition requiring a scheme of investigation to be carried out, along with associated post-excavation works.

WAR11 – Land at North Lodge Farm, Forest Road, Hayley Green

0.96ha PDL – response 1

Classification: OFFICIAL

This small-scale site is an area with few records noted; given the site conditions and previous history of development it is deemed to be of low archaeological potential and therefore any redevelopment proposals would not require archaeological mitigation.

WAR12 – Brookfield Farm, Bracknell Road

4.13ha greenfield – response 2

The site is within an area of unknown potential, given to a lack of investigations nearby. Therefore a programme of assessment and/or evaluation will be required, to inform on the need for archaeological mitigation; however due to the current and previous uses on the site, it is unlikely that archaeological assets worthy of preservation in situ will survive, and therefore the work could be undertaken post-determination as a staged scheme of archaeological investigations, secured by condition.

WAR13 – Land at Sunset Farm, Hayley Green

5.71ha greenfield – response 3

The site lies within an area of unknown potential, as very little archaeological investigation has been carried out in the vicinity. The Berkshire Historic Environment Record notes the medieval moated site at nearby Hayley Green Farm, and associated historic buildings, and this focus of activity in the medieval and early post-medieval period is likely to extend across the wider area. Archaeological features existing below ground are likely to have survived well on this greenfield site and therefore archaeological assessment will be required as a first step, and prior to any substantive development proposals being submitted, to inform decisions on the need for archaeological mitigation.

WAR14 – Meadowbrook, Montessori pre-school, Bracknell Road

0.8ha PDL – response 2

The site lies within an area of unknown potential, as very little archaeological investigation has been carried out in the vicinity. The Berkshire Historic Environment Record notes the medieval moated site at nearby Hayley Green Farm, and associated historic buildings, and this focus of activity in the medieval and early post-medieval period is likely to extend across the wider area. However the current and previous land uses on the site mean it is unlikely that archaeological assets worthy of preservation in situ will survive, and therefore the work could be undertaken post-determination as a limited scheme of archaeological investigations, secured by condition.

WAR15 – Land east of Meadowbrook and south of Bracknell Road

4.12ha greenfield – response 2

Classification: OFFICIAL

Classification: OFFICIAL

The site lies within an area of unknown potential, as very little archaeological investigation has been carried out in the vicinity. The Berkshire Historic Environment Record notes the medieval moated site at nearby Hayley Green Farm, and associated historic buildings, and this focus of activity in the medieval and early post-medieval period is likely to extend across the wider area. However the current and previous land uses on the site mean it is unlikely that archaeological assets worthy of preservation in situ will survive, and therefore the work could be undertaken post-determination as a limited scheme of archaeological investigations, secured by condition and focussing on areas not subject to ground remediation in the past.

WAR16 – Land to rear of The Cricketers, Cricketers Lane

3.03ha greenfield - response 3

The site lies within an area of unknown potential, as very little archaeological investigation has been carried out in the vicinity. The Berkshire Historic Environment Record notes the medieval moated site at Hayley Green Farm, and associated historic buildings, a short distance to the west, and this focus of activity in the medieval and early post-medieval period is likely to extend across the wider area. Archaeological features existing below ground are likely to have survived well on this greenfield site and therefore archaeological assessment will be required as a first step, and prior to any substantive development proposals being submitted, to inform decisions on the need for archaeological mitigation.

WAR18 – Forest Farm, Forest Road, Hayley Green

2.68ha greenfield – response 2/3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. An assessment should be made of the site's archaeological potential, including for earthworks, which survive well in woodland in the borough; depending on the results, recording and survey work may be required. Some work may be required in advance of planning determination (depending on which areas of the site are to be redeveloped).

WAR19 – Woodlawns, Forest Road, Hayley Green

2.6ha greenfield – response 2/3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. An assessment should be made of the site's archaeological potential, including for earthworks, which survive well in woodland in the borough; depending on the results, recording and survey work may be required. Some work may be required in advance of planning determination (depending on which areas of the site are to be redeveloped).

Classification: OFFICIAL

WINK7 – Ronans, Forest Road, Winkfield Row

1.35ha greenfield – response 2

The site is within an area of unknown potential, with little recorded archaeology, mainly due to a lack of previous research and investigation. It will therefore require archaeological evaluation to inform on the need for mitigation of any impacts of redevelopment; this can be carried out post-determination and secured by an appropriately worded condition.

WINK8 – Land at Row Farm (north and south of Forest Road), Winkfield Row

8.33ha greenfield – response 3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WINK9 – Somerton Farm, Winkfield Row

17.31ha greenfield – response 3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WINK10 – Land north and south of Forest Road, Winkfield Row

10.04ha greenfield – response 3

The site is in an area of relatively unknown archaeological potential, although cut features such as ditches and gullies have been observed within the site during archaeological monitoring associated with pipeline works. These are as yet undated. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is however high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WINK11 – Lyford Meadow, land west of Locks Ride

4.25ha greenfield – response 2

The site has undergone archaeological assessment, in association with a previous planning proposal. A need for further investigative works in the form of a trial trench evaluation has been identified; however as it is unlikely that archaeological features worthy of preservation in situ are present, this can be carried out post-determination and secured by an appropriately worded condition which will include provision for post-excavation works such as analysis, reporting and archive preparation.

WINK12 – Land to rear of 89 Locks Ride

0.53ha greenfield – response 2

The site is within an area of unknown potential, with little recorded archaeology, mainly due to a lack of previous research and investigation. It will therefore require archaeological evaluation to inform on the need for mitigation of any impacts of redevelopment; this can be carried out post-determination and secured by an appropriately worded condition.

WINK13 – 89 Locks Ride

0.28ha greenfield – response 1

This small-scale site is an area with few records noted; given the site conditions and previous history of development it is deemed to be of low archaeological potential and therefore any redevelopment proposals would not require archaeological mitigation.

WINK14 – Land west of Braziers Lane and north and south of Forest Road, Winkfield Row

70.72ha greenfield – response 3

The site is in an area of relatively unknown archaeological potential, although cut features such as ditches and gullies have been observed within the site during archaeological monitoring associated with pipeline works. These are as yet undated. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based. As noted, individual parcels within the larger site will attract archaeological recommendations as appropriate, usually proportionate to their size.

WINK15 – Whitegates, Mushroom Castle, Winkfield Row

2.48ha greenfield – response 3

Classification: OFFICIAL

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WINK16 – Land rear of Chavey Down Farm, Longhill Road

4.63ha greenfield – response 3

The site is in an area of unknown archaeological potential, with no archaeological assets noted on the Berkshire Historic Environment Record within its boundaries, and little investigative work having been carried out nearby. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WINK17 – Land at Chavey Down Farm, Longhill Road

3.16ha greenfield – response 3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. The previously undeveloped nature of the site means the potential for below-ground remains to survive well is high, and archaeological assessment and evaluation should be carried out prior to submission of a planning application, to provide information on which a decision on the need for mitigation can be based.

WINK18 – Whitegates, Longhill Road

1.71ha greenfield – response 2

The site is within an area of unknown potential, with little recorded archaeology, mainly due to a lack of previous research and investigation. It will therefore require archaeological evaluation to inform on the need for mitigation of any impacts of redevelopment; this can be carried out post-determination and secured by an appropriately worded condition.

WINK19 – Land between London Road & Longill Road

1.12 greenfield – response 2

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The site is within an area of unknown potential, with little recorded archaeology, mainly due to a lack of previous research and investigation. It will therefore require archaeological evaluation to inform on the need for mitigation of any impacts of redevelopment; this can be carried out post-determination and secured by an appropriately worded condition.

WINK20 – London Road former landfill site

13.02ha – response 1

Although this is a large site in an area of uncertain archaeological potential, previous land uses mean that any archaeological deposits are unlikely to survive below ground. Therefore no constraints or requirements are anticipated.

WINK21 – The Brackens, London Road

7.66ha PDL – response 2

The site is within an area of unknown potential, with little recorded archaeology, mainly due to a lack of previous research and investigation. It will therefore require archaeological assessment and/or evaluation to inform on the need for mitigation of any impacts of redevelopment; this can be carried out post-determination and secured by an appropriately worded condition.

WINK22 – Land south of London Road, east of Bog Lane and west of Swinley Road (Whitmoor Forest)

45.78ha greenfield – response 2/3

The site is in an area of unknown archaeological potential, with no recorded archaeological assets within its boundaries, and little investigative work having been carried out nearby. An assessment should be made of the site's archaeological potential, including for earthworks, which survive well in woodland in the borough; depending on the results, recording and survey work may be required. Some work may be required in advance of planning determination (depending on which areas of the site are to be redeveloped).

Berkshire Archaeology

April 2017

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