

Internal Consultation Response

To: Niko Grigoropoulos, Planning Officer **Our Ref:** CWB10118
From: Sarah Orr, Archaeology Service **Your Ref:** 20/01238/OUTMAJ
Extn: 2805 **Date:** 04/08/2020

20/01238/OUTMAJ: Outline planning permission for up to 1,000 new homes; an 80 extra care housing units (Use Class C3) as part of the affordable housing provision; a new 2 form entry primary school (D1); expansion land for Park House Academy School; a local centre to comprise flexible commercial floorspace (A1-A5 up to 2,150 sq m, B1a up to 200 sq m) and D1 use (up to 500sq m); the formation of new means of access onto Monks Lane; new open space including the laying out of a new country park; drainage infrastructure; walking and cycling infrastructure and other associated infrastructure works. Matters to be considered: Access.

Sandleford Park, Newtown Road, Newtown, Newbury

Thank you for your consultation on the above planning application, following several previous applications on this large area of land. The Environmental Statement includes a chapter on Archaeology, and an archaeological desk-based assessment has been submitted, dating from 2016 though updated in 2018. Quite a lot of assessment has been undertaken on the heritage assets at Sandleford Park, and it has been established that there are no designated assets within the boundary, though these do exist in the surrounding land and their setting needs to be taken into account. However our knowledge of heritage assets of archaeological interest is much more limited – there has been some fieldwork within the area of development, but some was a long time ago (eg fieldwalking in the 1970s), some was restricted to limited areas (eg evaluation trenches and test pits have only been dug on land around Dirty Ground Copse) and some needs further investigation (eg geophysical survey carried out in the southwest part in 2013).

On the basis of known archaeological features in and around the site, the archaeological potential of the land has been assessed and is considered to be moderate for prehistoric, Roman and medieval periods and lower for the late medieval to post-medieval periods. In some parts there may be some Civil War archaeological potential. I accept that agricultural activity is very likely to have had an impact on any below ground remains. However further information on the character and survival of archaeological assets needs to be provided through a staged programme of archaeological work, secured by a planning condition. A detailed written scheme of investigation will need to be drawn up for this complex site (as well as for any development proposed for the remainder of the allocated site), with the methodology dependent on the history and background of the different parts, as well as what is being proposed there. Though large areas are mapped as Green Infrastructure I note that there may be some ground disturbance here too, for example in constructing play areas, paths and planting. It is therefore likely that further field evaluation will be needed (through geophysical survey and/or trial trenching), followed if necessary by excavation or archaeological monitoring. Mitigation may be required where there is a high level of significance and substantial negative impact. Provision should be made for the recording, analysis, publication and archiving of heritage assets of archaeological interest. Public engagement with archaeological investigations and results may be beneficial and appropriate.

I would therefore request that the following condition is attached to any approval granted:

No development including site clearance, within any main development parcel shown on drawing number 14-273/PP05 Rev B received on 9th June 2020 or within any parcel of the Country Park shown on drawing number 04627.00005.16.306.15 received on 2nd June 2020, shall take place for that parcel until a Stage 1 written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI no demolition or development shall take place other than in accordance with the agreed WSI, and the programme and methodology of site evaluation and the nomination of a competent person(s) or organisation to undertake the agreed works. If heritage assets of archaeological interest are identified by Stage 1, then for those parts of the site which have archaeological interest a Stage 2 WSI shall be submitted to and approved by the local planning authority in writing. For land that is included within the WSI no site clearance work or development shall take place other than in accordance with the agreed WSI, which shall include:

A. The Statement of significance and research objectives, the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works.

B. The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the Stage 2 WSI.

Reason: To ensure that any significant archaeological remains that are found are adequately recorded. Such an approach follows the guidance set out in paragraph 199 of the 2019 National Planning Policy Framework and is accordant with the requirements of Policy CS19 of the West Berkshire Local Plan (2006-2026) 2012.

If you would like to discuss this site further please do not hesitate to contact me.

Sarah Orr
Senior Archaeologist (Planning and Management Advice)