

10.0 Archaeology

10.1 Introduction

This chapter provides an assessment of the potential effects on archaeological assets within the application site. Archaeological assets are defined as a monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in the planning process.

An assessment of impacts to above-ground heritage assets is included in *Chapter 9*.

This chapter presents a description of archaeological baseline conditions, considers the potential effects of development on these assets and presents measures to avoid, reduce or mitigate where these are necessary.

This chapter has been prepared by RPS.

All relevant maps, photographs and research findings are contained within the Archaeological Assessment provided at *Appendix J1*.

Appendices	Title
Appendix J1	Land at Sandleford Park, Newbury Archaeological Desk Based Assessment

10.2 Scoping and Consultation

Early consultation has taken place with the following relevant bodies, and an updated Historic Environment Record search was undertaken in December 2017:

- West Berkshire County Archaeologist – Alex Godden
- West Berkshire Historic Environment Officer – Sarah Orr
- Hampshire Historic Environment Officer – Alex Bellisario

The EIA Scoping Opinion (*Appendix B2*) acknowledges that archaeological investigation should be undertaken before the commencement of development. Details of archaeological investigation and the findings of this are included in this assessment.

Scoping and consultation has identified that construction of the proposed development could have a potentially damaging impact on underlying archaeological deposits which may exist on the site and an assessment of this is set out in this chapter.

10.3 Assessment Methodology

10.3.1 Legislation and Planning Policy Context

The following legislation, planning policy and related guidance forms the framework for the current assessment:

- Ancient Monuments and Archaeological Areas Act 1979 (as amended)¹;
- Planning (Listed Buildings and Conservation Areas) Act 1990²; National Planning Policy Framework³;
- Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 2 (proposed Kegworth Bypass only)⁴.

Legislation

Statutory protection for archaeological remains is provided by the Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983 and subsequent amendments. Nationally important sites may be included on the schedule of monuments and are then accorded statutory protection. Details of scheduled monuments are maintained by English Heritage and they provide the secretary of state with advice on these assets. For other components of the historic environment, the Planning (Listed Buildings and Conservation Areas) Act 1990 amends the Town and Country Planning Act 1971 and provides statutory protection for listed buildings and Conservation Areas.

Planning Policy and Guidance

In March 2012, the Government published the National Planning Policy Framework (NPPF) which was supplemented by Planning Practice Guidance (PPG)⁵ in March 2014. The NPPF was then updated in July 2018 and February 2019. The Historic Environment Practice Guide⁶ which was issued with PPS5 is still, however, valid.

In short, Government policy provides a framework which:-

- Has a presumption in favour of the conservation and enhancement of designated heritage assets and their settings.
- Takes into account the desirability of sustaining and enhancing the significance of heritage assets (designated and non-designated).
- Requires applicants to provide proportionate information on heritage assets affected by their proposals and an assessment of the impact of the proposed development on the significance of those heritage assets.
- Accepts that harm to heritage assets may be justified where balanced or exceeded by community or other benefits arising from proposals, and/or where other mitigation is provided for, such as the recording of assets and publication of the resulting evidence.

¹ Ancient Monuments and Archaeological Areas Act 1979 (as amended)

² Planning (Listed Buildings and Conservation Areas) Act 1990

³ National Planning Policy Framework 2019

⁴ 2007 Design Manual for Roads and Bridges (DMRB) Volume 11, Section 3, Part 2 (proposed Kegworth Bypass only)

⁵ National Planning Policy Framework Planning Practice Guide 2018

⁶ PPS 5 Historic Environment Planning Practice Guide 2010

Historic England published their Good Practice Advice 'The Setting of Heritage Assets' in 2017⁷. The guidance provides the basis for Historic England advice on the setting of historic places when responding to consultations by third parties and when assessing development proposals on their own properties.

Historic England defines the setting of historic assets as:

"The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape."

The content focuses first on the definition of setting, second on the assessment of the significance of setting, and third on the assessment of the impact of change upon that significance.

10.3.2 Archaeological Desk Based Assessment

In accordance with the NPPF, an Archaeological Desk Based Assessment (*Appendix J1*) has been prepared. The preparation of this baseline assessment included the collection and consideration of data in the West Berkshire and Hampshire Historic Environment Records, a walkover examination of the proposed application site and an examination of cartographic and documentary evidence in the Berkshire Record Office and National Archives. The methodology followed relevant guidance issued by the Chartered Institute for Archaeologists (CIfA).⁸

This chapter identifies baseline conditions established in the Archaeological Assessment and assesses the significance of the archaeological assets and considers the potential effect of the proposed development on the assets identified.

For the Archaeological Desk Based Assessment, data relating to designated and non-designated archaeological assets was gathered for a study area comprising the application site and a 750m zone around it. The study area was approved by the West Berkshire County Archaeologist.

Listed below are the main sources consulted during the compilation of the baseline:

- National Heritage List for England
- West Berkshire Historic Environment Record (HER)
- Hampshire Historic Environment Record (HER)
- Berkshire Record Office
- West Berkshire Archaeological Officer (Alex Godden)

⁷ Historic England (2017) Historic Environment Good Practice Advice Planning Note 3 (2nd Edition) – The Setting of Heritage Assets

⁸ CIfA Jan 2017 Standard and Guidance for Historic Environment Desk Based Assessment

10.3.3 Assessment Process

Following the characterisation of the baseline conditions, the methods used to define the potential effects on archaeological assets associated with the proposed scheme are as follows:

- An evaluation of the significance of heritage assets (based on existing designations and professional judgment where assets have no formal designation);
- Prediction of the magnitude of the likely effects upon the significance of known or potential buried heritage assets;
- Determination of what mitigation measures are required during the design and construction or operational lifetime of the Proposed Scheme in order to mitigate adverse effects;
- Quantification of residual effects (those that might remain after mitigation) along with the overall cumulative effect (taking into account recent development in the site's vicinity).

10.3.4 Assessment Criteria

Receptor/resource sensitivity or value

Determination of the importance of archaeological assets is based on existing statutory designations and, for non-designated assets, the Secretary of State's non-statutory criteria and professional judgement. The criteria to establish the importance of assets are described in *Table 10.1*.

Importance/Significance	Description
International (High)	Archaeological sites or monuments of international importance, including World Heritage Sites.
National (High)	Ancient monuments scheduled under the Ancient Monuments and Archaeological Areas Act 1979, or archaeological sites and remains of comparable quality, assessed with reference to the Secretary of State's non-statutory criteria.
Regional/County (Medium)	Archaeological sites and remains which, while not of national importance, score well against most of the Secretary of State's criteria.
Local (Low)	Archaeological sites that score less well against the Secretary of State's criteria.

Magnitude of effect

Determining the magnitude of effects is based on an understanding of how, and to what extent the proposed development would effect archaeological and heritage assets.

The magnitude of effects is rated as Substantial, Moderate, Minor and Negligible/None. Effects can be direct or indirect, adverse or beneficial. The criteria for assessing the magnitude of effects are set out in *Table 10.2*.

Table 10.2 Criteria for Assessing the Magnitude of Effects		
Magnitude	Direct Effects	Indirect Effects
Substantial Adverse	Complete removal of an archaeological site.	Radical transformation of the setting of an archaeological monument.
Moderate Adverse	Removal of a major part of an archaeological site and loss of research potential.	Partial transformation of the setting of an archaeological site e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity use, accessibility or appreciation of an archaeological site.
Moderate Adverse	Removal of a major part of an archaeological site and loss of research potential.	Partial transformation of the setting of an archaeological site e.g. the introduction of significant noise or vibration levels to an archaeological monument leading to changes to amenity use, accessibility or appreciation of an archaeological site.
Minor Adverse	Removal of an archaeological site where a minor part of its total area is removed but the site retains a significant future research potential.	Minor harm to the setting of an archaeological monument.
Negligible/None	Negligible impact from changes in use, amenity or access to an archaeological asset.	Negligible perceptible change to the setting of an archaeological site.
Minor Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains	Decrease in visual or noise intrusion on the setting of an archaeological site or monument.
Moderate Beneficial	Land use change resulting in improved conditions for the protection of archaeological remains plus interpretation measures (heritage trails, etc)	Significant reduction or removal of visual or Noise intrusion on the setting of an archaeological site or monument. Improvement of the wider landscape setting of an archaeological site or monument. Moderate enhancement to the setting of the archaeological asset.
Substantial Beneficial	Arrest of physical damage or decay to an archaeological site resulting in significant beneficial impact	Significant enhancement to the setting of an archaeological site, its cultural heritage amenity and access or use.

Significance of Effect

The significance of the effect of the proposed development on heritage assets is determined by:

- the importance of the asset, and
- the magnitude of effect to the asset.

Table 10.3 presents a matrix that demonstrates how the significance of effect has been derived.

Table 10.3 Significance of the Effects

		Receptor Importance			
		High	Medium	Low	Negligible
Magnitude of Effect	High	Substantial	Substantial	Moderate	Negligible
	Medium	Substantial	Moderate	Minor	Negligible
	Low	Moderate	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

10.4 Baseline Conditions

10.4.1 Archaeological Background

There are no designated archaeological assets (Scheduled Ancient Monuments, Registered Parks and Gardens or Registered Historic Battlefields) on the site.

Designated archaeological assets in proximity to the study site include the Grade II Registered Park & Garden of Sandleford Priory which lies immediately east of the site, and a Scheduled Monument comprising Newtown Deserted Medieval Town lies c. 250m south-east of the site. Designated archaeological assets within 700m of the site include a Scheduled Monument comprising a Barrow Cemetery on Wash Common, c. 500m west of the study site, the Cruise Missile Shelter Complex at Greenham Common Airbase, c. 650m east of the study site, and the Registered Battlefield of the first Battle of Newbury of AD 1643 c. 700m to the west of the site.

Non-designated heritage assets are recorded on the site itself consist of Historic Environment Records of Roman metalwork found by metal detector. A non-designated archaeological asset comprising Romano-British field enclosures and paddocks, identified from evaluation trenches in the west of the site. Additional non-designated archaeological assets include prehistoric artefacts found during fieldwalking, and evidence of sub-surface Medieval and Post-Medieval agricultural features recorded during evaluation trial trenching.

A number of archaeological investigations have been undertaken on the site including; systematic fieldwalking in 1997; subsequent archaeological evaluation in 1998, and geophysical survey on land immediately to the west of the site in 2012. Details of these are included in *Appendix J1*.

Fieldwalking was undertaken on ploughed fields totalling 55 hectares of the application site in 1997. Evidence of prehistoric activity was represented by the recovery of 57 pieces of struck flint, including a possible Palaeolithic flint flake, three blades or flakes of Mesolithic or early Neolithic date and one transverse arrowhead of late Neolithic/early Bronze Age date. A concentration of struck flint was recorded on the lower ground either side of the stream channel in the south-east of the site.

Subsequently, in 1998, an archaeological evaluation was undertaken comprising a total of 113 trenches focussed in 4 areas of the study site (see *Appendix J1*). In the south-east of the application site trenches were targeted on the area of worked and waste prehistoric flint and two Romano-British sherds found during fieldwalking. In the west of the application site, trenches were targeted over an area where West Berkshire HER records Romano-British metalwork and contained a number of Romano-British features interpreted as field systems. Trenches within the valley of the tributary of the River Enborne in the centre of the study site, contained Post-Medieval ditches. In the north of the application site, a trench contained a Post-Medieval ditch.

In 2012 a geophysical survey was undertaken on 14 hectares of land immediately to the west of the study site around Warren Farm (see *Appendix J1*). The geophysical survey recorded possible linear archaeological deposits, and a number of anomaly patterns representing former ploughing.

This section also reviews the archaeological/historical background of the general area and considers the potential for as yet undiscovered archaeological evidence on the site.

Prehistoric

No evidence of prehistoric activity was identified within the site during the trial trench evaluation, however a concentration of struck flint was found within the stream channel in the south-east of the site.

The lack of sub-surface prehistoric features associated with the flint scatters identified during fieldwalking, suggests the utilisation of the area by people hunting across the landscape during the prehistoric period rather than prehistoric settlement or occupation.

Overall, the likelihood of prehistoric material being found on the remainder of the site is considered to be moderate and is likely to comprise a small number of flint flakes and residual pottery, and high within the valleys in the south of the site.

Roman

The site lies within a late Iron Age and Roman agricultural landscape, but remote from the main Roman road from Silchester to Cirencester which crosses the River Kennet near Thatcham. Nevertheless stray finds, metal detecting finds and more systematic archaeological fieldwork evidences the clearance, settlement and farming of the landscape across the Kennett/Enborne watershed.

The archaeological evaluation on the site recorded Romano-British sub-surface features in the west of the site, interpreted as evidence of agricultural field enclosures and paddocks. Postholes revealed in close proximity to a number of ditches suggest some form of fenced boundaries, perhaps indicative of stock enclosures.

Although there is no evidence to suggest the occurrence of a late Iron Age or Roman settlement within the site itself, the extent of agricultural activity, suggests the site has a high potential for at least artefactual evidence in the ploughsoil and further sub-surface agricultural features particularly in the west of the site.

Saxon and Medieval

The medieval borough of Newtown was created by the Bishop of Winchester in the year 1218.

During the early medieval period the study site lay north-west of the town of Newtown within farmland to the west of Sandleford Priory. The deserted Medieval town of Newtown is located c. 300m south-east of the site.

The Augustinian Priory at Sandleford was founded between 1193 and 1202 on a site which already supported a religious settlement, a short distance east of the site. The parcels of woodland currently occupying the study site are likely to have remained consistent features of a farmed landscape since time of the Augustinian priory.

During the Medieval period, the site lay remote from the growing urban market centre at Newbury and in a landscape of scattered villages and farmsteads. The low density of evidence in the HER reflects the agricultural background to the site. An undated linear ditch was recorded during the evaluation in the south of the site and may date to the medieval period.

Therefore, due to the presence of a Deserted Medieval Town c. 300m south-east of the study site, a low potential is identified for settlement evidence, and a moderate potential is identified for evidence of agricultural activity (artefacts in the ploughsoil).

Post-Medieval and Modern

The borough of Newtown had begun to decay by the 16th century. The growth of the nearby town of Newbury may have reduced trade in Newtown.

The archaeological evaluation on the site recorded a number of Post-Medieval features including a field boundary, drainage ditches and a Post-Medieval pit.

The earliest cartographic source, the Rocque map dating to 1761, shows the study site occupying arable fields and parcels of woodland bounded by 'Monkey Lane' to the north, 'Newtown Lane' to east, the River Enborne to the south and by an uncultivated area marked as 'Newbury Marsh' to the west. The house and grounds of 'Sandleford House and Chapel' are shown to the east of the study site, and the town of 'Newtown' is shown to the south-east of the site. A track on the line of the existing footpath is shown crossing the study site from north-west to south-east.

Sandleford Priory Registered Park and Garden is Grade II Listed and comprises a mid to late 18th century landscape park, surrounding a country house, remodelled in the 1780's by Capability Brown. The Registered Park and Garden bounds the east of the site.

The Newbury Tithe Map and Award of 1839 record the majority of the study site as 'Sandleford Farm', land in the extreme west of the site is recorded as 'Homestead Yard and Garden' (garden), 'Brick Kiln Ground' (arable and wood), 'Five Acres' (arable), 'Great Ground' (arable and wood) and 'Woody Marsh' (wood).

The first edition Ordnance Survey map of 1871-73 shows the study site occupied by open fields and several parcels of woodland. A trackway is shown crossing the site from 'Warren Farm' to the west, to 'Sandleford Priory' in the east, and a stream is shown running from the north-west of the site towards a pond in the south-east of the site. The walled garden opposite Sandleford Park is shown on the west side of Newtown Road, immediately adjacent to the study sites eastern boundary.

The site of the former Medieval town of Newtown is shown c. 250m south-east of the site, the Church of St Mary and St John the Baptist is marked as a 'Curacy'. The present church of St Mary and St John the Baptist, Newtown, was built in 1864-65 on the site of the medieval Chapel of Sandleford.

The extent of Sandleford Estate as it was described in c.1200 seems to have remained remarkably constant until it was broken up and sold in separate lots in 1947-8, and included the land west of the A339 which now contains the study site.

Ordnance Survey maps show no significant changes on the site between 1894 and 1956. By 1974, a filter bed and drain are shown in the east of the study site. No further changes are shown on the site between 1974 and 2002.

Overall, the archaeological potential of the study site for late Medieval and Post-Medieval evidence is low and is confined to any remains of former field boundaries and agricultural activity.

Summary

There are no designated archaeological assets (Scheduled Ancient Monuments, or Registered Historic Battlefields) on the site. However there is a very small part of the Registered Park and Garden of Sandleford Park within the application boundary.

Two designated archaeological assets lie in close proximity to the site; the Grade II Registered Park & Garden of Sandleford Priory, which lies immediately east of the site; and a Scheduled Monument comprising Newtown Deserted Medieval Town lies c. 300m south-east of the site.

Previous phases of archaeological evaluation have been undertaken on the site comprising archaeological fieldwalking, trial trenching, and geophysical survey immediately to the west of the site.

A non-designated archaeological asset comprising Romano-British field enclosures and paddocks, identified from evaluation trenches in the west of the site. Additional non-designated archaeological assets include prehistoric artefacts found during fieldwalking, and evidence of sub-surface Medieval and Post-Medieval agricultural features recorded during evaluation trial trenching. These archaeological remains are considered to be of local archaeological significance only.

The NPPF requires that consideration is given to the possibility for as yet undiscovered archaeological assets. In this instance, the assessment has identified that, theoretically, the site has a high potential for further remains of Roman agricultural activity, a moderate to high potential to contain further artefactual evidence of prehistoric activity, and a moderate potential for evidence of Medieval and Post-Medieval agricultural activity. If present, any archaeological remains are likely to be of local significance only.

Archaeological Asset	Description	Designation	Importance
Sandleford Park	Mid to late 18 th century landscape park, surrounding a country house, remodelled in the 1780's by Capability Brown, lies immediately east of the strategic site allocation.	Grade II Registered Park and Garden	National
Newtown Deserted Medieval Town	Site of Deserted Medieval Town, remains survive below ground, c. 300m south-east of the strategic site allocation.	Scheduled Monument	National

Archaeological Asset	Description	Designation	Importance
Artefactual evidence of Prehistoric hunting activity	Residual flintwork and pottery found during fieldwalking, within the stream channels in south-east of the site.	Non-designated	Local
Evidence of Roman agricultural activity	Evidence of agricultural field enclosures and paddocks, indicative of stock enclosures.	Non-designated	Local
Evidence of Medieval agricultural activity	Possible Medieval field boundary recorded during trial trenching.	Non-designated	Local
Evidence of Post-Medieval activity	Post-Medieval field boundary ditch, drainage ditches and pit recorded during trial trenching.	Non-designated	Local
Potential for as yet undiscovered evidence of Prehistoric, Roman, Medieval and Post-Medieval activity	Potential for further archaeological evidence of Prehistoric, Roman, Medieval and Post-Medieval activity on the site.	Non-designated	Local

10.5 Mitigation Measures

Construction groundworks for the proposed development have the potential to effect below ground archaeological remains and therefore, archaeological mitigation will be required.

There will be no mitigation measures required following the completion of the development, all effects will be mitigated at the construction stage.

10.5.1 *Inherent Mitigation Measures*

No inherent mitigation measures are proposed.

10.5.2 *Standard Mitigation Measures*

A phased programme of archaeological work will be required in advance of development. The phased approach would comprise further archaeological investigation of areas at the north and west of the site which have not been covered by previous works, with subsequent archaeological investigation where appropriate.

It has been agreed with the West Berkshire Archaeological Officer that this mitigation can be secured by a condition of planning consent.

10.5.3 Actionable Mitigation Measures

No actionable mitigation is proposed.

10.6 Assessment of Environmental Impacts

Construction of the proposed development described in *Chapter 4* has the potential to impact archaeological assets within the site.

Potential effects on above ground designated heritage assets are addressed in *Chapter 9*.

10.6.1 Impact Assessment

Potential significant environmental effects on archaeological assets have been assessed in accordance with the methodology described in *Section 10.3* and include for the implementation of proposed standard mitigation.

Construction Phase

The effects on archaeological assets are considered for each stage of the proposed development.

As there are no below ground designated archaeological assets within the site, there will be no effects resulting from the proposed development.

The site is considered to have a theoretical potential for artefactual prehistoric evidence, remains of Roman agricultural activity, and remains of Medieval and Post-Medieval agricultural activity. Construction groundworks for the residential, school, business/retail development, access roads and supporting infrastructure have the potential to damage these archaeological remains.

The findings of the assessment are summarised in *Table 10.6*.

Table 10.6 - Summary of Impact Assessment – Construction Phase						
Receptor	Importance	Description of Impact	Inherent & Standard Mitigation Measures	Magnitude of Impact	Type of Effect	Significance of Effect
Potential artefactual evidence of Prehistoric hunting activity	Low	Impacts from construction groundworks	Phased programme of archaeological mitigation	Medium Adverse	Permanent Short Direct	Minor Adverse
Potential evidence of Roman agricultural activity	Low	Impacts from construction groundworks	Phased programme of archaeological mitigation	Medium Adverse	Permanent Short Direct	Minor Adverse
Potential evidence of Medieval agricultural activity	Low	Impacts from construction groundworks	Phased programme of archaeological mitigation	Medium Adverse	Permanent Short Direct	Minor Adverse
Potential evidence of Post-Medieval activity	Low	Impacts from construction groundworks	Phased programme of archaeological mitigation	Medium Adverse	Permanent Short Direct	Minor Adverse

Occupation Phase

The effects on assets during the occupation of the development are considered in *Table 10.6*.

Where archaeological assets have been entirely removed at the construction stage, there will be no effects on these assets at the occupation stage of the development.

10.6.2 Residual Impact Assessment

There will be no further residual effects on archaeology following the completion of the development. All effects will have been mitigated at the design and construction stage.

10.7 Cumulative Impact Assessment

10.7.1 Sandleford Park West Impact Assessment

There will be no cumulative effects on archaeology as a result of the construction of the proposed development and the remaining area of the Sandleford Park allocation. All impacts will have been mitigated during the construction of the development.

Therefore there will be no cumulative impacts on archaeology as a result of the construction of the proposed development and the strategic site allocation.

10.7.2 Cumulative Impact Assessment

There will be no cumulative effects on archaeology as a result of the construction of the proposed development, the strategic site allocation, and other nearby projects. Nor will there be cumulative impacts on archaeology as a result of other topic areas.

All impacts will have been mitigated during the construction of the development. Therefore there will be no cumulative impacts on archaeology as a result of the construction of the proposed development and nearby committed developments.

The archaeological excavations and recording undertaken at this site will likely be supplemented by archaeological investigations on the other development schemes. The cumulative impact of these investigations will be an increase in the understanding of the prehistoric, Roman and Medieval exploitation of the landscape in this area.

10.8 Summary

The assessment presents a description of archaeological baseline conditions, considers the potential effects of development on these assets and presents measures to avoid, reduce or mitigate where these are necessary.

The results of previous phases of archaeological investigation on the site indicate that the site has a high potential for further remains of Roman agricultural activity, a moderate to high potential to contain further artefactual evidence of prehistoric activity, and a moderate potential for evidence of Medieval and Post-Medieval agricultural activity. If present, archaeological remains are likely to be of local significance only.

Where potential for archaeological assets of local significance is identified, mitigation includes for a phased programme of targeted geophysical survey and subsequent archaeological investigation where appropriate prior to construction. This will be secured by planning condition.

With this mitigation implemented the effects of the proposed development will be **minor adverse**.