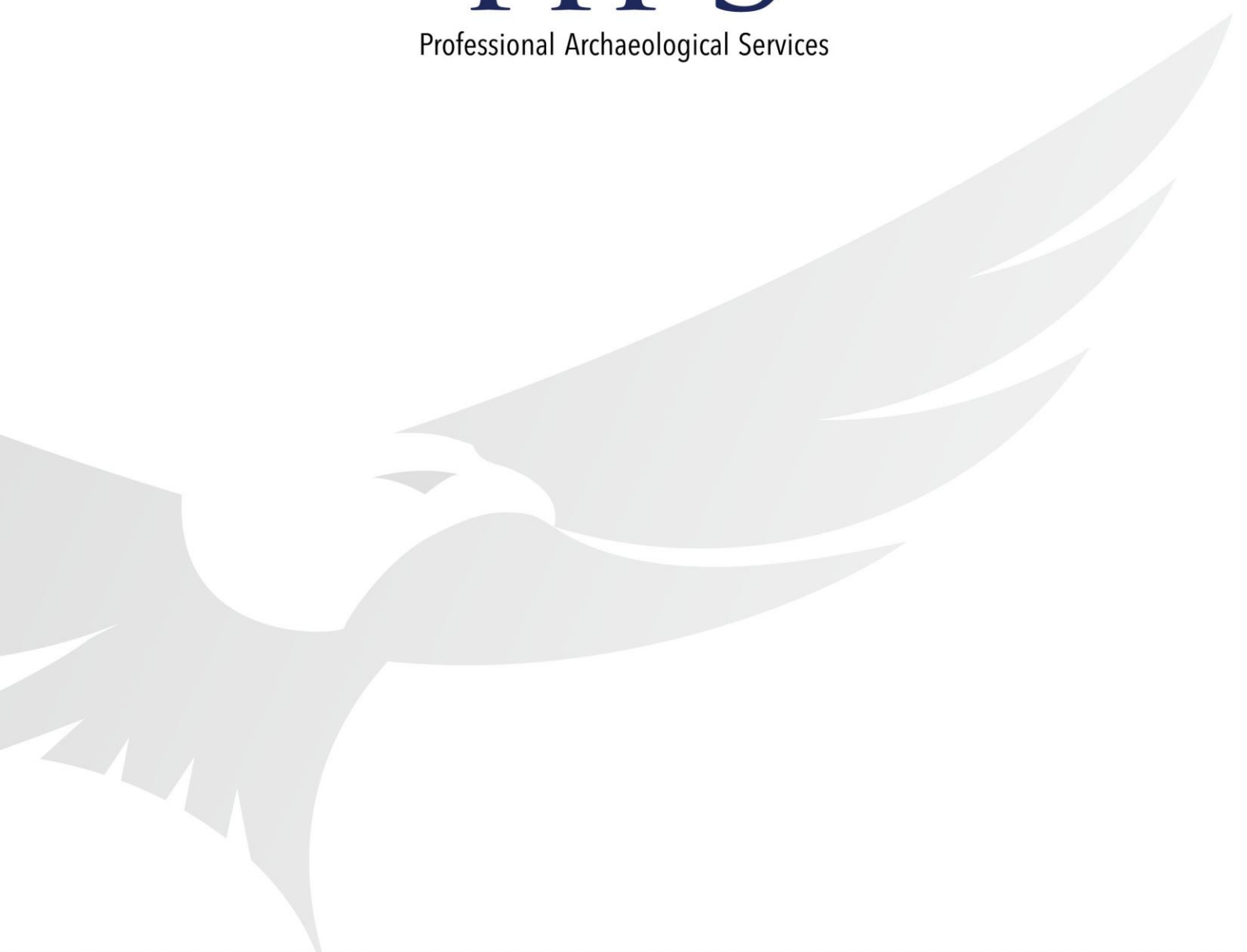




HPS

Professional Archaeological Services



Land north of Newbury College, Monks Lane, Newbury, RG14 7TD (site ref NEW012)

Author: Sam Driscoll BA (Hons), MA, MCIfA

Client: Feltham Properties

Project: Desk Based Assessment



Client: Feltham Properties
Project Site: Land north of Newbury College, Monks Lane, Newbury, RG14 7TD
(site ref NEW012)
NGR: 447185, 165240 / SU 47193 65229
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Non-Technical Summary

In January 2019, Heritage Planning Services Ltd was commissioned by Feltham Properties to undertake an archaeological Desk Based Assessment (DBA) on Land north of Newbury College, Monks Lane, Newbury, RG14 7TD (the Project Site). The DBA is a necessary requirement of policy HSA1 of the West Berkshire Housing Site Allocations DPD (site reference NEW012), which requires the submission of an archaeological desk based assessment as a minimum in order to consider any application for the c15 dwelling earmarked by policy.

This assessment has demonstrated that there is low potential for archaeological activity to occur on the Project Site. Whilst there is evidence for prehistoric – Romano British activity in the vicinity of the Project Site, no evidence of associated settlement has been identified. Evidence for Prehistoric, Saxon and Medieval activity in the Study Area is limited and whilst there is Post-Medieval expansion in the areas around Newbury, none of the cartographic information shows anything significant occurring on or to the site.

This study has not revealed evidence of archaeological activity on the Project Site of such significance as to preclude planning permission being granted. Furthermore, although there is background evidence of prehistoric to Romano British activity within the area, the agricultural nature of this, coupled with the evidence that a significant portion of the Project Site appears to have been stripped previously for development, results in the site having a low archaeological potential.

No further work is recommended on the basis of the results of this desk based assessment.

1. Introduction

- 1.1. In January 2019 Heritage Planning Services Ltd was commissioned by Feltham Properties to undertake an archaeological Desk Based Assessment (DBA) on land north of Newbury College, Monks Lane, Newbury, RG14 7TD (hereafter referred to as the Project Site).
- 1.2. The DBA is a requirement of Policy HSA1 (Land north of Newbury College, Monks Lane, Newbury (site reference NEW012)) of the West Berkshire Housing Site Allocations (HSA) DPD, which sets out the need for an archaeological desk-based assessment to inform the proposed development.
- 1.3. The objective of this DBA was to identify the nature, extent and significance of any archaeological resource within the Project Site and its environs (the Study Area) and to assess the impact that any development might have upon known or unknown heritage assets.
- 1.4. This DBA does not deal with built heritage or the impact to designated assets within the Project Site.
- 1.5. This document has been compiled by Sam Driscoll BA (Hons), MA, MCI/A and is completed under HPS project reference HPS294/19.

The Project Site and Study Area

- 1.6. The Project Site is located south of the market town of Newbury in West Berkshire (see Figure 1). It is bounded to the east by the A339 (Newtown Road), to the north by Monks Lane, to the south by Newbury College and to the west and south west by High Wood.



Figure 1: General location of the Project Site

- 1.7. The Two Watermills Public House is situated immediately to the east of the Project Site boundary.
- 1.8. The proposed development site (Figure 2) comprises a parcel of land that slopes gently from north to south. It has a total area of c. 5900 sq. m and is located at approximately 121m aOD.



Figure 2: Location of the Project Site outlined in red

1.9. Geologically the area is defined by Ypresian London Clay Formation – Sand and has Silchester Gravel Member sand and gravel superficial deposits.

Site Visit

1.10. A visit to the Project Site was carried out on 8th February in heavy rainfall. Access was gained via a path leading from Monks Lane to the north to Newbury College to the south. The proposed development area comprises a large grassed area with high planted earthen banks to the north and west.



Photo 1 Southeast facing view of Pedestrian Access from Monks Lane to Newbury College



Photo 2 Southeast facing view of Project Site from the top of western bund. The Two Watermills Public House is to the back left of shot.

- 1.11. The southeast corner of the site is occupied by the Two Watermills Public House (constructed between 2014 – 2017). Busy Bees Nursery is located to the south. Agricultural land is shielded from view to the west and Monks Lane is equally shielded from view to the north, due to the high earthen bunds.



Photo 3 Northwest facing view of Project Site from Newbury College Campus.

- 1.12. A low wooden post and rail fence separates the plot from the carpark belonging to the Public House. To the north the site boundary is defined by a wire mesh fence with reinforced concrete posts and mature hedging. A metal five bar gate was noted approximately 10m to the east of the access path on Monks Lane, denoting the former agricultural use of the site. A simple low wooden rail defines the boundary to the southwest and a high wooden fence shields the nurseery from view to the south. A drainage channel was noted running along its length.
- 1.13. At the time of the site visit the plot was noted to be waterlogged and heavily littered.
- 1.14. The earthen banks to the north and west do not appear to be archaeological in nature (see 6.12). No archaeological features were noted on the Project Site at the time of the site visit.

2. Planning Policy

- 2.1. Policy CS19 (Historic Environment and Landscape Character) of the West Berkshire Core Strategy (adopted July 2012) states:

In order to ensure that the diversity and local distinctiveness of the landscape character of the District is conserved and enhanced, the natural, cultural, and functional components of its character will be considered as a whole. In adopting this holistic approach, particular regard will be given to:

- a) The sensitivity of the area to change.*



- b) *Ensuring that new development is appropriate in terms of location, scale and design in the context of the existing settlement form, pattern and character.*
- c) *The conservation and, where appropriate, enhancement of heritage assets and their settings (including those designations identified in Box 1).*
- d) *Accessibility to and participation in the historic environment by the local community.*

Proposals for development should be informed by and respond to:

- a) *The distinctive character areas and key characteristics identified in relevant landscape character assessments including Historic Landscape Characterisation for West Berkshire and Historic Environment Character Zoning for West Berkshire.*
- b) *Features identified in various settlement character studies including Quality Design - West Berkshire Supplementary Planning Document, the Newbury Historic Character Study, Conservation Area Appraisals and community planning documents which have been adopted by the Council such as Parish Plans and Town and Village Design Statements.*
- c) *The nature of and the potential for heritage assets identified through the Historic Environment Record for West Berkshire and the extent of their significance.*

NPPF

- 2.2. *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary"*(para 189; revised NPPF 2018).

3. Aims

3.1. The aim of this Desk-Based Assessment is to:

- Identify the presence of designated and non-designated cultural heritage assets within the Study Area;
- Identify the potential of the Project Site to include archaeological deposits and to determine, where possible, their condition and likely level of survival;



- Provide an assessment of the known or predicted heritage assets considering their archaeological, historic, architectural and artistic interests;
- Define the potential development impact to the archaeological resource.

4. Methodology

- 4.1. This Desk-Based Assessment has been undertaken in accordance with the CIfA Standard and Guidance for historic environment desk-based assessment (updated Jan 2017), which states that a DBA *'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area'* and that in *'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact'* (CIfA 2017: 4).
- 4.2. All work was carried out in line with the following standards and guidance-
- *Standard and guidance for historic environment desk-based assessment*. The Chartered Institute for Archaeologists Guidance Document, University of Reading, Reading;
 - *The Management of Archaeological Projects-2*. English Heritage, 1991;
 - *National Planning Policy Framework (NPPF) Paragraph 189* Communities and Local Government 2018.
- 4.3. The DBA involved consultation of available archaeological and historical information from documentary, cartographic and historic environment record sources, within a 500m radius of the Project Site. This is the Study Area. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.
- 4.4. The primary repositories for information consulted comprised:
- West Berkshire Historic Environment Record;
 - National Heritage List for England (NHLE);
 - Geological Maps;
 - Ordnance Survey maps of the site and its environs;



- Historical maps and documents held in the Berkshire Record Office, local libraries or other archives (where relevant);
- Appropriate archaeological and historical journals and books;
- Unpublished research reports and archives, including those held by relevant museums and local societies.

5. Archaeological and Historical Baseline Survey

Introduction

- 5.1. The information presented here is derived from sources including the West Berkshire Historic Environment Record, the Historic England AMIE database, the National Heritage List for England (NHLE) and surviving cartographic resources, along with other published or documentary sources.

Statutory Designated Assets

- 5.2. There are no designated assets on the Project Site. There are no Scheduled Monuments within the Study Area, although there are scheduled monuments beyond to the Study Area and more than 1km from the Project Site, but these have no influence on, and are not affected by, the development. There is one Listed Buildings within the Study Area (see Appendix 1).

Other Designations

- 5.3. The Grade II registered Sandleford Priory Park and Garden is located on the very edge of the Study Area, c.500m southwest of the Project Site.

Events

- 5.4. There have been ten archaeological events within the Study Area and a number in close proximity to the Project Site (see Appendix 2).

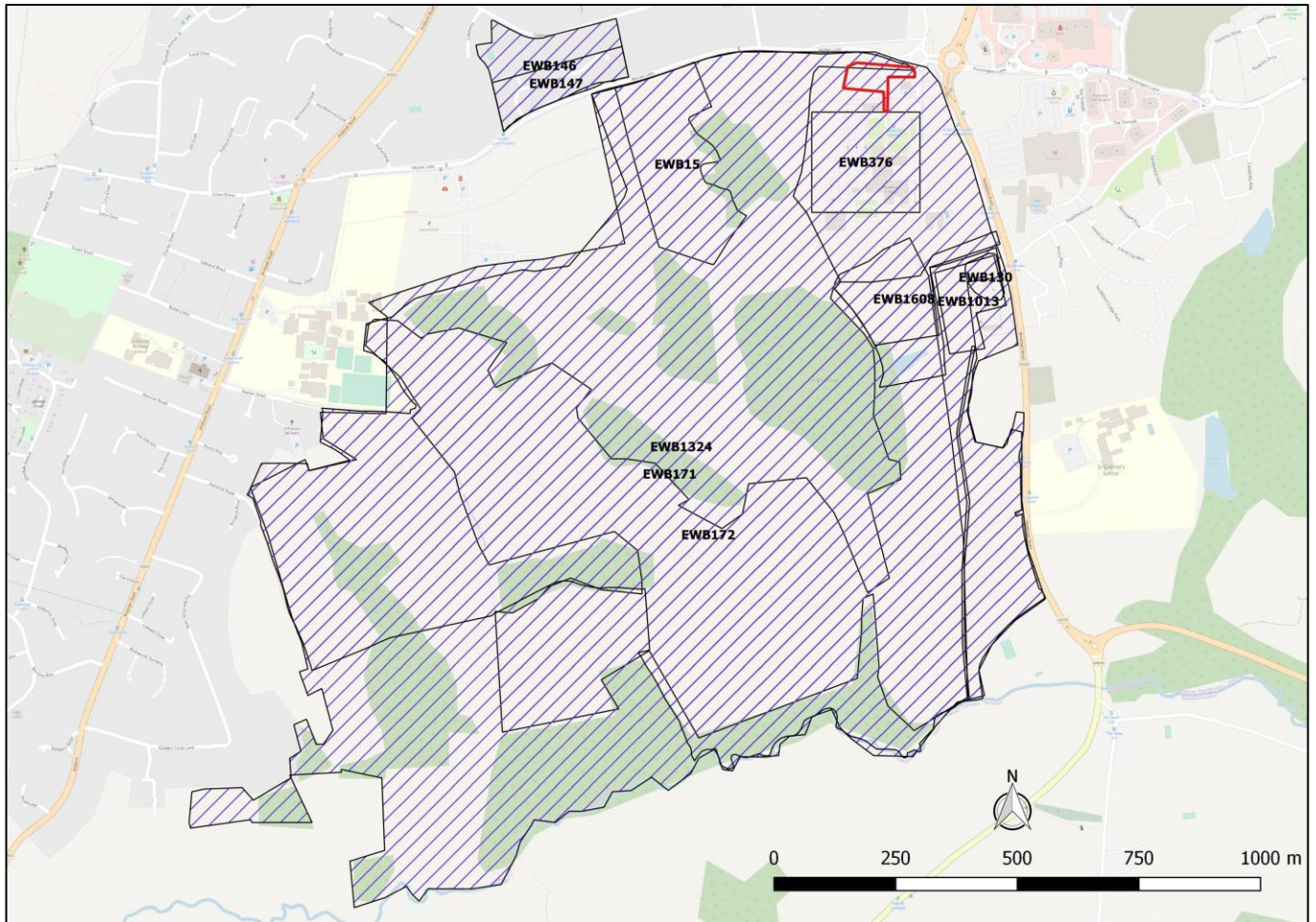


Figure 3: Archaeological events within the Study Area.

- 5.5. The closest activity was a watching brief (WBHER EWB376) c.100m south of the Project Site, which revealed evidence for a field system, tentatively, but reasonably, ascribed to the Romano-British period.
- 5.6. A large expanse of land was covered by fieldwalking activity in the late 1990s, including the field directly to the south of Newbury College (WBHER EWN172). Iron Age and Roman material was identified in the vicinity, and material recovered from the field south of Newbury College comprised a collection of flint flakes that provided little information about the archaeology of that area.
- 5.7. A Magnetometer Survey took place on land at Highwood Copse Primary School, c. 450m south of the Project Site (WBHER EWB 1608). The survey determined that whilst a range of magnetic anomalies were recorded, these appeared to have been caused by buried services and disturbed ground associated with tracks which currently cross the site. Two faint linear anomalies may be of archaeological origin, but may also be caused by agricultural activity.



- 5.8. One further watching brief, c.500m to the SSW of the Project Site (WBHER EWB1013), did uncover evidence for land exploitation from the prehistoric to post-Medieval period, but this appears to have related solely to agricultural activity and no settlement evidence has been determined.

Prehistoric

- 5.9. There are three prehistoric findspots in the Study Area. A flint flake was found c. 425m WSW of the Project Site (WBHER MWB11566), whilst a polished Neolithic axehead was found c.200m ENE of the Project Site (WBHER MWB10125).
- 5.10. The most significant item found was a Deverell-Rimbury style Bronze Age urn found c.305m north of the Project Site (WBHER MWB10138), near Sandlesford Hospital.

Romano-British (AD 44 AD 410)

- 5.11. There is no evidence for Romano-British settlement either on the Project Site or within the Study Area. However, remains of what are reasonably interpreted as a Romano-British field system were found during watching brief works less than 200m south of the Project Site (WBHER MWB16132). This evidence comprised a series of ditches which pre-dated the mid- 18th century and did not align with the historic field boundaries. Whilst no finds evidence was found, the likely date for these is the Roman period. No evidence for domestic settlement was located.

Early Medieval (AD 410 – AD 1066)

- 5.12. There is no evidence for Early Medieval activity on the Project Site or within the Study Area.

Medieval (AD 1066 – AD 1539)

- 5.13. The only evidence for Medieval activity in the Study Area was Medieval pottery found c.420m WSW of the Project Site.

Post-Medieval (AD 1540 – AD 1900)

- 5.14. It is clear from the Historic Environment Record that this area south of Newbury experienced expansion in the Post-Medieval period. This included the building of the Newbury to South Toll



Road (WBHER MWB6200), the Newbury Union Workhouse (WBHER MWB15897) and the Rokeby Arms Public House (WBHER MWB20716).

5.15. Remains of an ornamental parkland of 18th century date occur on the very edge of the Study Area, c.500m southeast of the Project Site. This Parkland is Grade II registered. The parkland as it exists today is screened by vegetation and has seen encroachment by modern development so that the formerly large extent of open parkland has been reduced to a small area at Sandelford Lodge Park.

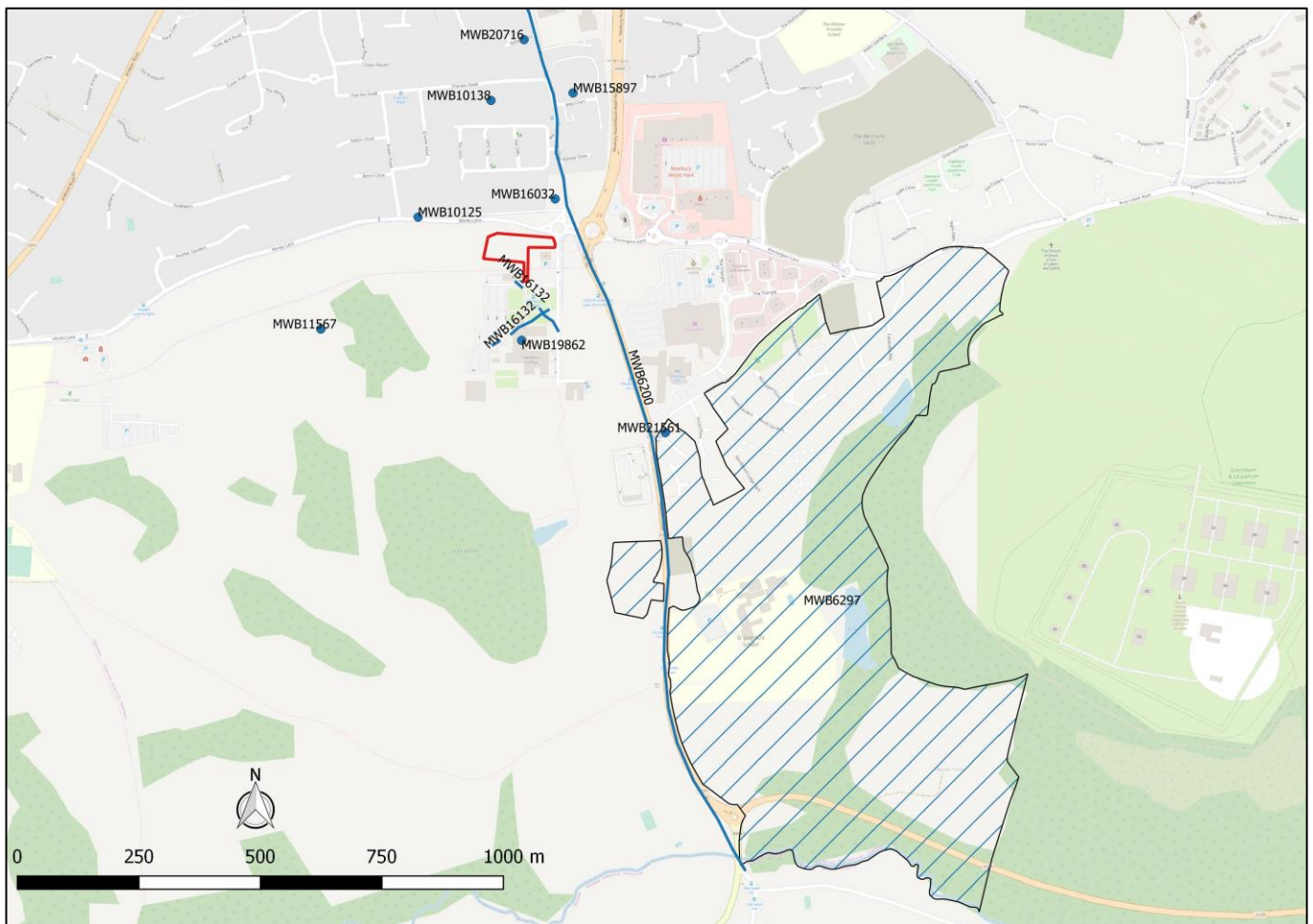


Figure 4: Non-designated Heritage assets in the Study Area.

6. Historic Development of the Project Site

6.1. The Project Site was historically in the parish of Sandelford until 1934 when Sandelford became part of Greenham Parish (Tubb 2011: 185). Monks Lane, to the north, formed the historic boundary between the two parishes, although now the division is slightly south of Monk's Lane and therefore the Project Site is within the parish of Newbury.



- 6.2. Historically the Project Site formed part of the lands of Sandlesford Estate and before that of Sandlesford Priory. The Priory of Sandlesford was founded between 1193 and 1202 (Page and Ditchfield 1924) and a charter from Archbishop Stephen indicates that the priory was dedicated to St. John the Baptist and endowed with all the lands of Sandlesford (Ditchfield and Page 1907).
- 6.3. Prior to this, the greater part of the parish was included in the manor of 'Ulvritone' at the time of the Domesday Survey, although there is no evidence for settlement on the Project Site. This appears to have continued through much of its history until the present day, as a census taken in 1801 showed Sandlesford to have three houses, three families and 18 people (<https://en.wikipedia.org/wiki/Sandlesford>).
- 6.4. After the priory fell to ruin (largely due to the vices of Prior Simon Dam in the 15th century) it eventually passed into secular hands and into the Montagu family where it was greatly altered by Elizabeth Montagu, also known as Bluestocking.¹
- 6.5. The etymology of Monks Lane is difficult to discern, as it occurs on maps as both Monks and Monkeys Lane. Tubb suggests that Monkey, as it occurs on the Rocque Map of 1761 and a number of later maps, is a derivation of Monks, and reflected the use of the lane by monks at Sandlesford Priory (Tubb 2011: 186).
- 6.6. Map evidence from a range of cartographic sources show that as far back as the 18th century, the Project Site was agricultural land.
- 6.7. The site appears as ploughland on the 1768 John Willis map of Sandlesford, where Monks Lane is called Monkeys Lane.

¹ Elizabeth Montagu established the Blue Stockings Society, an informal women's social and educational movement in the mid-18th century, which emphasised education and mutual c-operation.



Figure 5: 1768 Willis Map Source Berkshire Record Office

6.8. According to the 1781 Estate Map of Sandleford, the Project Site was located in a field called *Adam's Ground*, presumably a reference to the occupier/tenant and the key associated with this shows that it was still used for arable farming.



Figure 6: 1781 Estate Map of Sandlesford (Berkshire Record Office ref D/ELM/T19/1-4)

6.9. The Chatteris map of 1871 (not reproduced here) continues to show the Project Site as being agricultural hinterland and this is confirmed by the 1st edition OS maps.

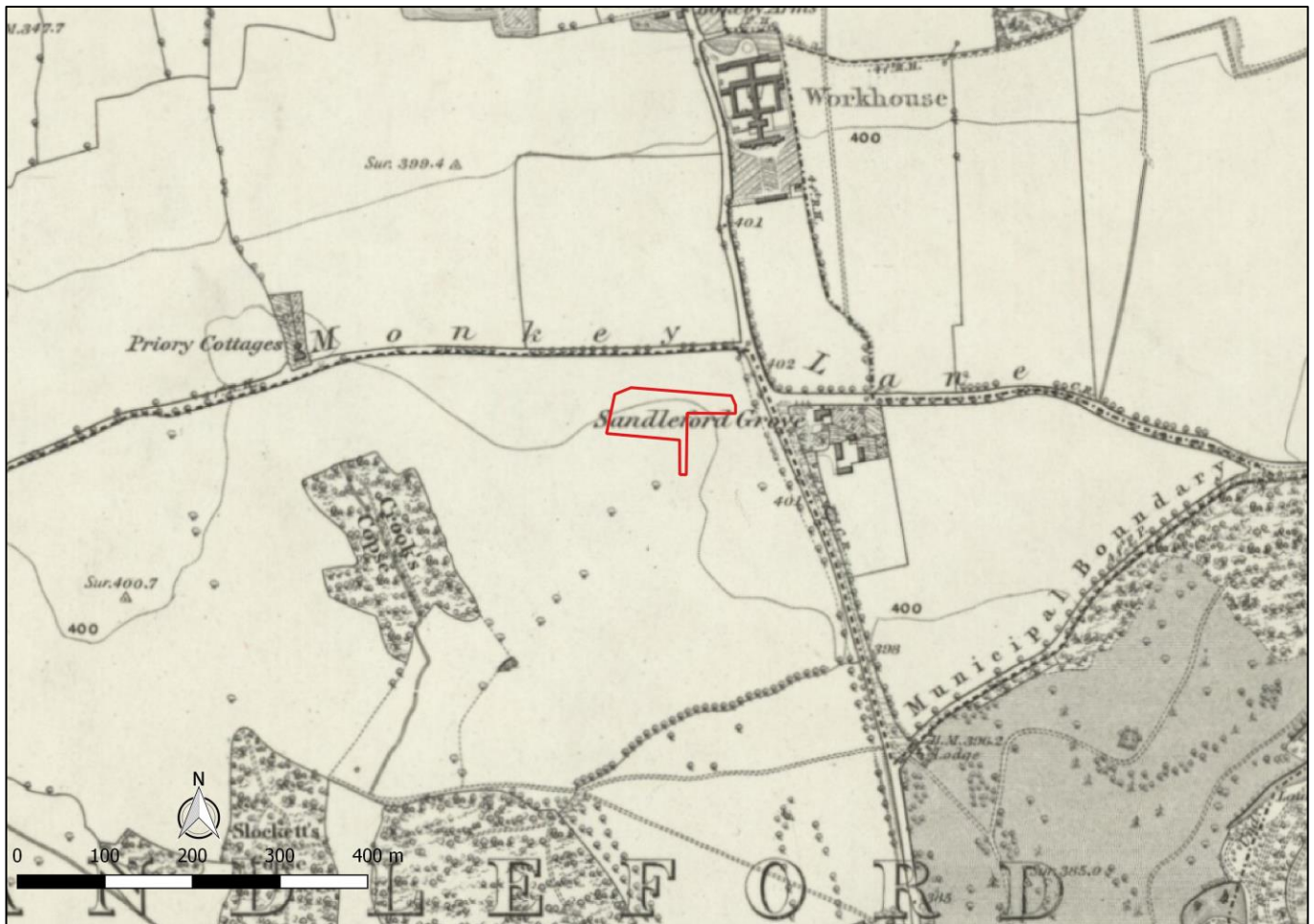


Figure 7: 1873-1877 1st edition OS map

- 6.10. The Project Site has remained unchanged throughout the Post Medieval Period.
- 6.11. In February 1943 a Dornier 217E bomber approached Newbury from the southwest. Machine gun fire was recorded over Monks Lane and 5 x 250kg bombs were reportedly dropped further to the north in Newbury Town (Higgot 2001, 146). Although no bombs are recorded to have been dropped within the region of the Project Site, it is worth noting the potential for unexploded ordnance within the development area, however low.
- 6.12. In the first decade of the new millennium, various activities occurred on site, greatly reducing its archaeological potential. Aerial photos from 2003 (Google Earth) clearly show the site had been stripped up to the base of the linear earthen banks to the north and west. The bunds appear grassed at this time, suggesting that they predate the stripping of the plot, which potentially occurred in line with the development of the Newbury College Campus (late 20th – early 21st century). However, they are not thought to be archaeological in nature and were potentially created at the time that the Newbury Bypass was established c. 1979 – 1998 (Higgot 2001).

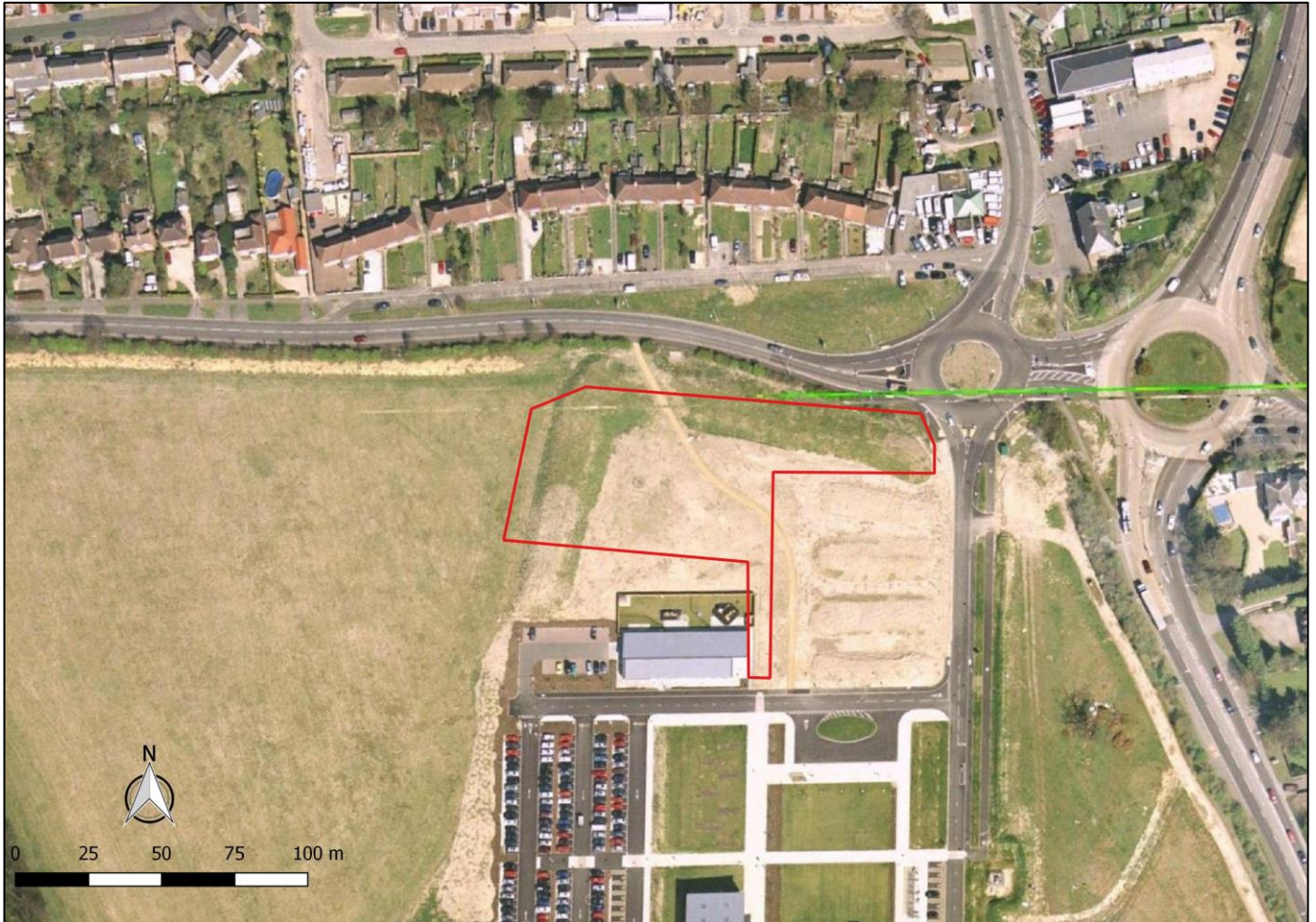


Figure 8: 2003 Aerial Photo showing large scale clearance of the site (source: Google)

6.13. Four earthwork bunds to the east are visible and continue to be visible through to 2017, by which time the Two Watermills public house was constructed. The bunds were measured to be between 1.3m and 0.6m in height prior to the construction of the public house².



Figure 9: 2017 Aerial Photo showing the newly built Two Water Mills public house (source: Google).

6.14. It is clear from this evidence that the site has been significantly impacted by modern development.

7. Summary

7.1. Map regression and assessment of the HER demonstrates that the site appears to have existed primarily as agricultural land for a considerable time. This is born out by the various archaeological events in the area which have uncovered evidence spanning the prehistoric to post-Medieval period, but nearly all of it most likely related to agricultural activity.

7.2. Although part of the lands of the Priory of Sandford and the later estate, which underwent significant reorganisation by Elizabeth Montagu (including gardens designed by Capability Brown), there is no evidence that the Project Site was anything other than agricultural land.



8. Conclusion & Suggested Mitigation

- 8.1. This assessment has demonstrated that there is low potential for archaeological activity to occur on the Project Site. Whilst there is evidence for Prehistoric – Romano British activity in the vicinity of the Project Site, no evidence of associated settlement has been identified. Evidence for Prehistoric, Saxon and Medieval activity in the Study Area is limited (the Priory is outside the Study Area) and whilst there is Post-Medieval expansion in the areas around Newbury, none of the cartographic information shows anything significant occurring on or to the site.
- 8.2. This study has not revealed evidence of archaeological activity on the Project Site of such significance as to preclude planning permission being granted. Furthermore, although there is background evidence of prehistoric to Romano British activity within the area, the agricultural nature of this, coupled with the evidence that a significant portion of the Project Site appears to have been stripped previously for development, results in the site having a low archaeological potential.
- 8.3. No further work is recommended on the basis of the results of this desk based assessment.



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Ministry of Housing, Communities and Local Government. 2018. *National Planning Policy Framework*. London.

Tubb, R.B. 2011. *Newbury: Road by Road*. Berkshire: Henwick Worthy Books.



10. Appendices

Appendix 1: Listed Buildings

NHLE REF	Name	Grade	Listed Date
1350330	Monks Lane Filling Station	II	11-11-02

Appendix 2: Event Gazetteer

Ev UID	Name	Event Type
EWB1 013	HWRC Sandleford Farm, Newbury - Archaeological Watching Brief	Watching Brief
EWB1 30	Balancing Pond And Outfall Pipe, Sandleford	Watching Brief
EWB1 324	Conservation Audit In Respect Of Sandleford Park	Field Visit; Historic Area Assessment; Photographic Recording
EWB1 47	Monks Lane/Tydehams - Watching Brief	Watching Brief
EWB1 5	Lower Kennet Valley Survey - 1st Phase Of Fieldwalking	Systematic Fieldwalking Survey; Walkover Survey
EWB1 608	Highwood Copse Primary School, Newbury, West Berkshire - Geophysical Survey	Magnetometry Survey
EWB1 71	Sandleford Park, Newbury, Berkshire - Desk-Based Assessment	Desk Based Assessment
EWB1 72	Sandleford Park, Newbury, Berkshire - Fieldwalking	Evaluation; Systematic Fieldwalking Survey
EWB3 76	Newbury College Phase One	Watching Brief
EWB1 46	Monks Lane/Tydehams - Evaluation	Test Pit

Appendix 3: Monument Gazetteer

MON UID	NAME	MON TYPE	SUMMARY	PERIOD
MWB6297	Sandleford Priory (Park)	ORNAMENTAL GARDEN; LANDSCAPE PARK	Registered mid to late 18th century landscape park, with designs by Capability Brown and 19th century planting around a former Augustinian monastery	18th century to Late 19th century
MWB10138	Chandos Road, Newbury	FINDSPOT	Bronze Age urn base found by workmen opposite workhouse (Sandleford Hospital)	Bronze Age
MWB15897	Site of Newbury Union Workhouse (Sandleford Hospital)	WORKHOUSE	19th century workhouse, with 20th century additions and alterations during use as a hospital; demolished in 2004	19th century to Late 20th century - Present
MWB16032	Newtown Road Garage, Newbury	PETROL STATION	Grade II listed 1930s electric petrol filling station	Modern
MWB20716	Site of the Rokeby Arms, 143 Newtown	PUBLIC HOUSE	Former location of a public house from the 19th century to the late 20th century	Victorian to Late 20th century - Present



	Road, Newbury			
MWB16132	Field System at Newbury College	DITCH; DITCH	Possible Romano-British field system comprising two identified ditches	Roman
MWB16132	Field System at Newbury College	DITCH; DITCH	Possible Romano-British field system comprising two identified ditches	Roman
MWB16132	Field System at Newbury College	DITCH; DITCH	Possible Romano-British field system comprising two identified ditches	Roman
MWB16132	Field System at Newbury College	DITCH; DITCH	Possible Romano-British field system comprising two identified ditches	Roman
MWB16132	Field System at Newbury College	DITCH; DITCH	Possible Romano-British field system comprising two identified ditches	Roman
MWB6200	Newbury to South Toll Road	TOLL ROAD?	Toll Road from Bartholomew Street, Newbury, on old A34 to Hampshire County Boundary	18th century to Late 19th century
MWB10125	Monks Lane, Newbury	FINDSPOT	Polished flint axe found	Neolithic
MWB11566		FINDSPOT	Flint flake found fieldwalking	Prehistoric
MWB11567		FINDSPOT	Medieval pottery found fieldwalking	Medieval
MWB19862	Newbury College, Monks Lane, Newbury	FURTHER EDUCATION COLLEGE	Unlisted early 21st century Further Education college, relocated from the Oxford Road, Newbury site in 2002	Late 20th century - Present to Early 21st century
MWB21561	Sandleford Priory Lodge, 4 Deadman's Lane, Greenham	GATE LODGE	Unlisted lodge probably of early 19th century origins but extended in the 20th century, on northern approach to Sandleford Priory	19th century to Late 19th century



Methodology

The methodology employed in compiling this document is derived from a number of key sources.

This DBA has been undertaken in accordance with the *Standard and Guidance for historic environment desk-based assessment* (CIfA 2017), which states that a DBA 'will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area' and that in 'development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact (CIfA 2017: 4).

Study Area

A 500m Study Area was established for the site in order to contextualise the known and potential archaeological resource. All Heritage Assets, designated and non-designated, were considered within this 500m area.

Data Collation

The DBA involved consultation of available archaeological and historical information from documentary, cartographic, photographic and historic environment record sources. The aim was to produce a document that not only considered the potential for archaeological remains on the Project Site, but to also put these into their historical and archaeological context.



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