



Archway Heritage

**Desk-based Assessment to assess the effects of
the Proposed Development**

at

**Britwell Farm, Oxford Road,
Chieveley, Newbury RG20 8RU**

for

Lindacre Homes Limited



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Executive Summary

Archway Heritage was commissioned to assess the likely effects of the proposed construction of four residential units on the former farmyard and garden of Britwell Farm, Oxford Road, Chieveley, which is adjacent to a listed building. That listed building was a pub that has been converted into a private dwelling and there are a notable number of residential and commercial properties in the immediate vicinity of the Site, including a caravan park

The assessment found that many of the characteristics of the setting generally hold low-medium sensitivity, with the capacity to absorb change when those changes deliver a sympathetic design that incorporates the characteristics of the setting of the listed building. The changes caused by the Proposed Development would have a very small and small magnitude of impact. The design of the Proposed Development addresses Historic Environment Character Zone Conservation Issues and respects Policy CS 19. Due to the high quality of this sympathetic design, there would be negligible effects on the views, settlement form and relationships between Heritage Assets. The form and appearance of the Proposed Development would have a minor beneficial effect on the rural setting. In terms of the NPPF, the siting, location and limited visibility of the Proposed Development would have negligible effects and its form and appearance would have beneficial effects on the setting of the listed building and the Study Area.

The assessment identified Potential for the foundations of out-buildings, likely to be of Post-medieval date. In addition, there is also the possibility of evidence of changing farming practices on the Site. In accordance with Paragraph 197 the scale of any harm or loss relates to medium Potential and the Significance of that heritage, should it be found to survive on Site, would be of medium importance. That possible harm may be mitigated by trial trenching, should the archaeology service to West Berkshire advise it.



Desk-based Assessment

1. Introduction

1.1 Instruction

1.1.1 Archway Heritage was commissioned by Lindacre Homes Limited ('the Client') to produce a Desk-based Assessment to inform a planning application. The submission is a full planning application for the erection of four dwellings and associated parking ('the Proposed Development').

1.2 The Site

1.2.1 The Site address is on the land at Britwell Farm, Oxford Road, Chieveley, Newbury RG20 8RU; National Grid Reference SU 48397 76103 (see Figure 1). It is located at the crossroads between Oxford Road and Old Street within the settlement of World's End, which is north of Chieveley and Newbury. The 'Site' is the area within the red line boundary (planning application boundary), which is a U-shaped plot of approximately 0.21 ha that excludes Britwell Farmhouse (see Figure 2).

1.3 Study Area

1.3.1 For the assessment of archaeological Potential, the extent of the Study Area is 500m radius from the boundary of the Site. The extent of the Study Area is sufficient to draw on relevant Historic Environment Record data to understand Potential (see Glossary 11.1 and Figure 3).

1.3.2 There is one listed building adjacent to the Site. The extent of the Study Area is a 100m radius centred on the Site, which is the area within which the settings of designated and non-designated Heritage Assets may be affected by the Proposed Development.

1.4 Purpose and aims

1.4.1 The Desk-based Assessment assesses the effects of the Proposed Development on the known and Potential buried Heritage Assets within the Site and in the Study Area, to the extent that is proportionate to the Significance of the Heritage Assets as part of a baseline assessment. The aims of the Desk-based Assessment are to assess the Potential for buried Heritage Assets within the Site, based on the information obtained from the Study Area and to advise on next steps.

1.4.2 In addition, this Desk-based Assessment assesses the effects of the Proposed Development on the settings of designated Heritage Assets within the Study Area with the aim to:

- assess the Significance of the settings of Heritage Assets within the Study Area;
- assess the effects of the Proposed Development on those Heritage Assets; and



- advise, where appropriate, on the integration of impact avoidance, minimisation measures, conservation methods and enhancement measures.

1.5 Methodology and method for assessing archaeological Potential

- 1.5.1 A detailed methodology is provided at Appendix 8 and is based on professional guidance (Chartered Institute for Archaeologists 2014). In summary, baseline information is collated and appraised. The assessment includes statutory cultural heritage constraints relating to the Site, the surrounding townscape, the policy context, Historic Environment Record data and information gleaned from a site visit and visit to the local record office.
- 1.5.2 Assessing the Potential for buried Heritage Assets within the Site involves interpolating the Potential for buried Heritage Assets within the Study Area, based on Historic Environment Record (HER) data and related evidence.

1.6 Methodology and method for assessing setting

- 1.6.1 The assessment follows an established methodology and method of assessment (see Appendix 9), which is based on guidance and information provided in Historic Environment Good Practice Advice in Planning: Note 3 - The Setting of Heritage Assets (Historic England 2017).
- 1.6.2 The assessment follows a five step approach. Step 1 identifies which Heritage Assets and their settings are likely to be affected by the Proposed Development. This information is provided in the baseline. Based on Step 2, the relevant section for each type of Heritage Asset begins by outlining the importance of the setting (see Methodology 9.2 and 9.3). It also assesses the contribution made by that setting and identifies attributes that would be affected by the Proposed Development. The sensitivity of those attributes of setting to further change is assessed. This is followed by an assessment of the Proposed Development as it relates to the setting, based on Steps 3-4, detailing impacts and effects (see Methodology 9.4, 9.5 and 9.6). The level of detail is proportionate to the Significance of the setting and the effects of the proposed changes.

1.7 Structure

- 1.7.1 The report is divided into sections. The legislative and planning background, Section 2, follows this introduction. Section 3 consists of a description of the baseline and photographic evidence and a description of the Proposed Development. Section 4 consists of the assessment of the likely effects of the Proposed Development on the archaeological remains. Section 5 consists of an assessment of the Significance of the settings of the listed building and the likely effects of the Proposed Development on its setting. Section 6 consists of a measurement of the effects of the Proposed Development on the Heritage Assets. There is a statement of justification in Section 7 and a review of the Proposed Development within the policy context. Sections 8-15 present the methodologies and methods of assessment, references, glossary, details of the Historic Environment Record data and listed building, figures and viewpoints.



2. Planning background and legislative framework

2.1 Legislative framework

- 2.1.1 The Historic Buildings and Ancient Monuments Act 1953 and the planning (Listed Buildings and Conservation Areas) Act 1990 provides for the preservation of buildings of outstanding historic or architectural interest and their contents and related property.
- 2.1.2 The National Heritage Act 2002 makes further provision in relation to the functions of the Historic Buildings and Monuments Commission for England (Historic England).

2.2 National Planning Policy Framework (NPPF)

- 2.2.1 The NPPF (2018) sets out the Government's planning policies for England and how these are expected to be applied. National heritage policy is contained within section 16 of the NPPF. The over-arching principles are:

- *“the desirability of sustaining and enhancing the Significance of Heritage Assets and putting them to viable uses consistent with their conservation;*
- the positive contribution that conservation of Heritage Assets can make to sustainable communities including their economic vitality;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- to bring to fruition, *“opportunities to draw on the contribution made by the historic environment to the character of a place.”*

“193. When considering the impact of a proposed development on the Significance of a designated Heritage Asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any Potential harm amounts to substantial harm, total loss or less than substantial harm to its Significance.”

“194. Any harm to, or loss of, the Significance of a designated Heritage Asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.”

“196. Where a development proposal will lead to less than substantial harm to the Significance of a designated Heritage Asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.”

“197. The effect of an application on the Significance of a non-designated Heritage Asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated Heritage Assets, a balanced judgement will be required having regard to the scale of any harm or loss and the Significance of the Heritage Asset.”



2.3 Local policy

2.3.1 The Site is located within the administrative area of West Berkshire District Council. Policies for planning applications are found within the: West Berkshire Core Strategy (2006 - 2026) adopted July 2012; West Berkshire District Local Plan 1991-2006 Saved Policies (as amended July 2012 and May 2017); and the West Berkshire Housing Site Allocations Proposed Development 2006-2026, adopted May 2017. The heritage specific policy relating to this project is Policy CS 19, and Policy CS 14 in respect of enhancing the historic character and appearance of the area.

West Berkshire Core Strategies 2006-2026

Policy CS 14 - Design Principles

'New development must demonstrate high quality and sustainable design that respects and enhances the character and appearance of the area and makes a positive contribution to the quality of life in West Berkshire. Good design relates not only to the appearance of a development, but the way in which it functions. Considerations of design and layout must be informed by the wider context, having regard not just to the immediate area, but to the wider locality. Development shall contribute positively to local distinctiveness and sense of place.'

Policy CS 19 - Historic Environment and Character

'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 would be considered as a whole. In adopting this holistic approach, particular regard would 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 (HLC) 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 village 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.'*

Supplementary Planning Document – Achieving Quality Design 2006

“Good design should reinforce local patterns of development, respect the grain of urban and rural landscapes and complement the surrounding area in terms of scale, quality and materials. At the same time, unless conservation interests are overriding, innovative and contemporary design, complementary to context should be considered.” The Design Principles are:

- *“Character (including sense of place);*
- *Continuity and Enclosure;*
- *Quality of the Public Realm;*
- *Ease of Movement;*
- *Legibility;*
- *Adaptability;*
- *Diversity.”*

West Berkshire Historic Environment Action Plan (HEAP)

“The HLC project helped identify in broad terms the settlement types found in the district. In parts of West Berkshire dispersed settlement is the historically dominant type, and in places this is threatened by an increasing trend to fill in the gaps with housing, changing the settlements to a more nucleated pattern.”

Landscape designations

- 2.3.2 The Site lies within the North Wessex Downs Area of Outstanding Natural Beauty (Land Use Consultants 2002). The area is called Brightwalton Downs, which is downland with woodland and categorised as Landscape Character Area 2a. The area is well settled with a large number of individual farmsteads, plus a regular distribution of small villages, often surrounded by woodland and set within the folds in the landform. In addition, the site is located within Landscape Character Area 2, which is Chalk Dipslopes and Lowland, part of Newbury District Wide Landscape Character Assessment (1993). This is described as gently undulating with a mosaic of landforms including arable farming, mixed woodlands, small farm settlements, clustered gently near settlements. Further characterisation is provided through Berkshire Landscape Character Assessment. In that assessment the Site is located within Landscape Character Area F2 Peasemore, which is Wooded Downland. It is described as a rolling and gently undulating landscape of mixed arable and pasture land with a large portion of woodland cover and is densely populated.

2.4 Permission in Principle

- 2.4.1 Permission in Principle has been granted for residential development for a maximum of 4 dwellings at the Site (18/03151/PIP). Note No.2 of the Decision Notice states that "permission in principle is granted for a minimum of 4 and a maximum of 4 dwellings".



3. Baseline evidence and description of the Proposed Development

3.1 General introduction to this section of the report

3.1.1 The baseline consists of a description of the historic development of the area and the Heritage Assets in the Study Area (see Figure 3), as recorded in the Historic Environment Record (HER). The extent of the Study Area is 500m from the boundary of the Site. This Study Area provides sufficient contextual information to assess the Potential for buried Heritage Assets (archaeology) within the Site (see Methodology 8.2 and 8.3).

3.2 Description of the Proposed Development

3.2.1 The Proposed Development would form residential infill, confined within the existing yard of the former farmhouse and consist of four two-storey houses (see Drawing 1119/01). Houses in Plots A and B would be located in the current garden of the former farmhouse. Access to Plots A, C and D would be through the existing off Old Street. A separate entrance would give access to Plot B and the existing house from Oxford Road. The layout includes space for parking on Site.

3.2.2 The new build would require the demolition of modern sheds and would expose a section of historic wall at the north-east corner of the Site, which would be preserved *in situ*. The rear access to the existing house would be bricked up for privacy re-using the bricks, a portion of which would need to be demolished to create an entrance for Plot A. The techniques for constructing the rear boundary wall would be replicated.

3.2.3 Design options were explored. For example, an attempt to replicate the footprints of the former outbuildings would result in mono-aspect dwellings. The disadvantages of this layout include a lack of: private outdoor amenity space and safe play space for children. In addition, mono-aspect dwellings would look out onto a central courtyard area devoted primarily to car parking. Therefore, the aim of the design is to propose family houses of modest size, which will fit in and blend suitably with adjacent buildings and their rural setting.

3.3 Landscape designations and historic landscape changes

3.3.1 The site is located within an area of chalk bedrock and a thin band of superficial deposits, which is a mix of clay, silt, sand and gravel (Geology of Britain Viewer). There are notations on the 1882 Ordnance Survey maps for clay, chalk and a brick and tile works at Beedon Hill and occasional chalk and gravel pits in the wider area. However, the main activity within the area was farming. The Historic Environment Character designation for the Site is a hamlet or farm cluster that includes the former pub and Britwell Farm, with recent settlement growth to the north and south of the Site and reorganised fields to the east and west. The Historic Environment Character Area (HECA) is Winterbourne Valley and Downs (WVD) and the Historic Environment Character Zone (HECZ) Winterbourne Valley and Downs East (WVDE), set within a rural zone on the Winterbourne – Pang watershed. The Vill of Beedon was first mentioned in the early 14th century; however, the HECA confirms that the



parish did not have a main settlement but a series of related hamlets surrounded by woods, farmland and dispersed farmsteads (Victoria County Histories 1924).

- 3.3.2 The Site is located on the boundaries of three parishes and was in the tithing of Oare in 1839 (D/D1/34/2) and was owned by William Mount and occupied by William Butt, who also rented arable land to the east and south. Oare was a chapelry and had its own court and boasts the earliest documented history within the parish. In 638, King Edgar gave Oare Chapel to the Abbot of Abingdon. Neighbouring Chieveley and Beedon, from the 11th century and 12th century respectively, were also manors of the Abbot of Abingdon until dissolution in 1538. There are records for Beedon Manor at Berkshire Records Office (BRO) dating between 1230 and 1894 (D/EC, D/EL/T89 and D/EL/T97). Chieveley Manor was equated with the extent of the tithing of Snelsmore in 1825 (Victoria County Histories 1924).
- 3.3.3 Today the Site is located in the parish of Beedon, in which Langley Park is also situated. The link with Langley in Beedon parish, as shown on Rocque's map, may relate to the manor of Langley held by Gilbert de Gand at the time of the Domesday Survey, which was located in either the Chieveley Parish or Hampstead Norris Parish or both, as it is mentioned under both parishes in Victoria County Histories. By mid 1500s, its extent was represented by the tithing of Langley in the parish of Hampstead Norris, possibly because it was granted to Henry Norreys in 1544 who was holding the manor of Hampstead Norris (*ibid*) and was considered to be in the parish of Hampstead Norris by 1739. This is based on documents held at BRO for the Manor of Langley, known as the Langley Estate, Langley Hall and the Park, Langley Farm and cottages and lands in Hampstead Norris and Beedon (D/EL/T110). The last manorial transactions were recorded in 1822 for Chieveley Manor, 1850 for Beedon Manor and 1839 for Langley Manor.¹
- 3.3.4 Piecemeal enclosure is recorded within the HECZ and was illustrated by John Rocque in 1761. This resulted in the reorganisation of the Medieval open field system, which was a combination of furlongs without hedges, woodlands and common ground associated with the manorial system. It often resulted in the resiting of farmsteads away from settlements. The Site is located in an area on the edge of a nucleated rural settlement with components of both nucleated and dispersed settlements in the immediate landscape (Historic England 2014). Formal enclosure began in Chieveley and the tithe was extinguished in 1812 (Q/RDC/54A and 54B). Formal enclosure in Beedon was undertaken in 1843. Some of the commons and heaths were enclosed earlier, such as Snelsmore Heath in 1730 (D/EX454/31-33) and some were later, such as Beedon Common, which was 1855.

3.4 Determining the baseline evidence for buried Heritage Assets

Evidence for Prehistoric and Roman activities within the Study Area

- 3.4.1 Evidence of early Prehistoric activity is uncommon in this area. Only one Prehistoric site is recorded within the Study Area. This may be the result of the limited field

¹ This preliminary documentary research does not track the changing extents of the manors over time, which would require the input of an expert historian undertaking detailed research.



investigation in the area, rather than evidence of a lack of Prehistoric activity. A large quantity of Prehistoric artefacts was located during an archaeological investigation along the route of the by-pass intersecting Langley Wood (MWB12155). Just beyond the Study Area, at a site to the east of Worlds End Farmhouse, a field investigation located features containing Iron Age materials and early Roman remains were found indicating settlement in the immediate vicinity (MWB7109).

- 3.4.2 However, the Berkshire Downs has become well-known for Prehistoric monuments and there are a range of monument types from various archaeological periods along the undated trackway, recorded on the HER as Old Street (MWB4436). A number of Prehistoric sites are recorded near this route, Grimsbury Castle Hillfort, former ridge and furrow earthworks, a strip system of field management, Prehistoric settlement, a Bronze Age settlement near Thatcham and tumuli. The route ends at the Ridge Way in the northwest and winds its way southeast, just north of Bucklebury common (MWB17774). The occurrence of Prehistoric and Roman sites along the route, as opposed to historic sites, indicates its Prehistoric importance.
- 3.4.3 Oxford Road, once known as Long Lane, also leads to the Ridge Way and a number of Prehistoric sites were identified along the road between School Road and the M4 Motorway, including a settlement site of Roman date. Additional Prehistoric sites were found south of Bothampstead Road and Beedon Hill and there are extensive late Iron Age and Roman fieldsystems to the north of Beedon Hill. Based on this information, Long Lane was an important route in Prehistoric as well as historic times. As such, the existence of undiscovered Prehistoric sites along this route is anticipated.

Evidence for Medieval and Post-medieval activities within the Study Area

- 3.4.4 As previously stated, Langley Park may relate to the manor of Langley held by Gilbert de Gand, represented by the tithing of Langley. Langley House was recorded as Langley Hall Mansion House, lodges and gardens in the Beedon Tithe of 1841. According to the HECZ, the wider Medieval landscape was composed of communities within open fields utilising common grazing on adjacent or nearby downland and ancient woodland. However, Medieval evidence is rare within this HECZ. Therefore, a number of research priorities relate to Saxon and Medieval activity and the aim is to gather information on the Saxon and early Medieval settlements, their origins and to assess how they relate to the later Medieval settlement pattern.
- 3.4.5 Langley was one of the vills in Hampstead Norris parish (Victoria County Histories 1924) and one specific research aim within the HECZ is to gather information on the nature of the Medieval activity at Langley Park. Whilst these features are beyond the Study Area, they are included here as the exact location and full extent of the Medieval settlement is unknown (see Figure 4), and understanding whether that Potential extends to the Site is important. There are documentary records for the Site of Langley Chapel (MWB18196), which is depicted on early maps but has yet to be located. The conjectural location for Langley Park Deserted Medieval Village (DMV) is near Langley Farm House (MWB2218 and MWB2219); however, a watching brief nearby, at Garden Cottage, did not locate any evidence. The DMV is interpreted



as associated with a number of features including - a hollow way south of Langley Farm House (MWB18195), and the location of fragmented sections of ditch and bank (MWB2220), which are assessed as being associated land division boundaries. Additional features are recorded including a track (MWB21618) and ditches, which are interpreted as Medieval drains (MWB18191). Should this evidence prove to be one of the villis of the parish, then nearby dispersed farmsteads would be part of the later settlement patterns, then the Site once having been part of an open field system of cultivation. However, the vill may have been located near the church, shown on Robert Morden's map of 1650-1703 (See Figure 5), some distance to the east of the monuments recorded on the HER.

- 3.4.6 Beyond the current farmsteads, the heritage associated with Langley Park and within the Study Area includes the lodge opposite Langley Hall Inn. It was once part of a set of two lodges (MWB20390 and MWB20391) located on the north and south of the southwestern path leading through Langley Wood to the park's formal grounds. Prior to demolition of the northern lodge, both lodges were described on the HER as of early 19th century date of similar design, being stucco faced buildings, one bay on each face, with hipped slate roof and central chimneys. Another entrance was located to the north of the Study Area, which was a tree-lined avenue to the house located immediately to the north of Old Bothampstead Road (MWB18193). The Park was subdivided, the southern end becoming part of a garden for a 20th century house named Langley Lodge and farmsteads are located in the immediate vicinity of the Medieval earthworks.
- 3.4.7 These farms are part of the dispersed settlement form within the Study Area, including the Open Country House (MWB16900), and throughout the wider area, including Green's Farm (now Elmgrove Farm), Broomdown Farm (which appears to have been demolished), Common Farm (Located at and called Common Farm today), Langley Farm (Located at and called Langley Farm today) in addition to the hamlet of Worlds End and the occasional cottage such as Temperance Cottage (now Rose Cottage). These farms may indicate the consolidation of holdings during early enclosure, but the form of enclosure has changed significantly over time. The fields in the immediate vicinity of the Site, as shown on John Rocque's map of 1761, are regular and rectangular, indicating piecemeal enclosure by the start of the 18th century. John Rocque's map also shows that the wider area, across several parishes, were also enclosed. The nature of this enclosure is unknown, it may have been through a formal agreement or simply a verbal agreement between landowners. However, Oare was a Manor at least until 1796 and the Site is located on the northern edge of The Chapelry of Oare Tithing map of 1839. Those early small fields differ from the larger and irregular fields shown on the 1882 Ordnance Survey maps of amalgamated fields. One exception to this trend were the small plots to the north of Downend.
- 3.4.8 A farmstead is located on the Site in 1761 and may well date from the period of agricultural growth 1550-1750 (Historic England 2014). As the layout is different to that of Britwell Farm (MWB16901), formerly known as Crossroads Farm as illustrated on the 1880 Ordnance Survey map, it is uncertain whether the current farmhouse is



the same or a later build. It remained Crossroads Farm until 1973. The Site is located at a crossroads between the turnpike road that linked Newbury to Abingdon (MWB6194), now the Oxford Road, and Old Street, recorded as an ancient trackway from the Berkshire Downs south-east (MWB4436). The frequency of use of this turnpike road is indicated by Langley Hall Inn (MWB19241), a listed building of 18th century date.² Old Street appears as an unnamed road on John Rocque's map of 1761. It is not shown on earlier and smaller scale maps and it bypasses current settlements that are likely to be of Medieval origin. The section of this route that connected with the minor road, running north-south from the Ridgeway to the crossroads east of Peasemore, had become a track by the time the first Ordnance Survey maps were published for the area, 1880. A new road is shown to give access from the turnpike to Peasemore, via the initial section of Old Street. This may explain the continuing importance of the crossroads, as indicated by the name of the Site.

- 3.4.9 A building is shown on John Rocque's map located slightly to the south of the current house but within the same plot (see Figure 6). Whether the location of the building on Rocque's map is accurate is uncertain, because comparison with other plots shown on both sets of maps indicates different locations for many but not all of the buildings. Elements within the former farmyard are the house and garden, a brick built outbuilding, a timber framed granary and a low brick boundary wall (see Plate 1). The high brick wall located at the northeastern boundary was part of a building adjacent to the Site as seen in a photograph taken by Ms Sarah Orr in 2005. According to the Ordnance Survey maps demolition occurred after 1983. Prior to demolition, the location of the buildings had a similar arrangement to a typical regular courtyard layout. The Farmstead Characterisation for the local area (Orr 2005) is: Farmyard Plan - LC3; Farmhouse Position - LONG' and Farm Location - HAM.

3.5 General introduction to settings assessments

- 3.5.1 The following consists of a description of the built Heritage Assets within the Study Area. The extent of the Study Area has been defined by those designated Heritage Assets whose settings may Potentially be affected by the Proposed Development.

3.6 The Site and the character of the setting

- 3.6.1 The Site is part of a small farmyard, which is now a private dwelling, built in Flemish bond highlighted in blue header bricks, dentil detailing at the eaves and segmental arch windows. The associated granary and the outbuilding within the walled boundary contribute to the historic value of the house. A small portion of historic walling, in Flemish Garden Wall Bond (otherwise known as Sussex Bond), are likely to have formed part of a former outbuilding, now altered and extended mostly in English Bond (see Plate 1). However, the remaining outbuildings are modern and of larger scale, thus dominating the scene as seen from the entrance off Old Street. The modern sheds are currently rented and accessed across a gravel yard. One further historic wall partially survives at the northwestern corner of the Site, which has an

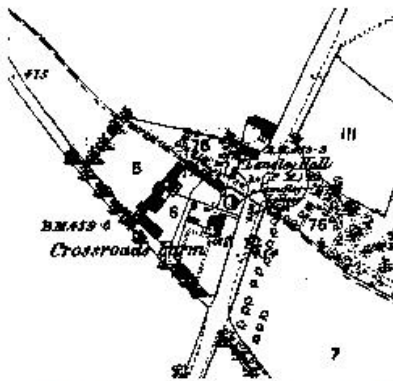
² It will be assessed in more detail in the next section of the report.

attractive segmental arched door and window (see Plate 1). The Site is identified as having a Low Survival rate of historic elements as indicated by guidance (Historic England 2015, page 6).

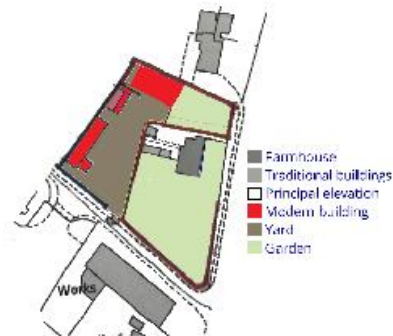
John Rocque 1761



Tithing 1839



Ordnance Survey 1880



Current layout 2020

- 3.6.2 The Site is located within Beedon Parish. The clustered settlement of World's End is associated with a mix of detached and semi-detached housing of various sizes, historic farmsteads and a historic pub located adjacent to the Site. The former historic landscape of Langley Park, the entrance of which is located opposite the listed building, has been altered significantly, not only as a result of the A34 running north-south through the park but also the rerouting of Old Street. The park has been subdivided into plots of private ownership. However, the area retains a sense of rural character with adjacent woods and its open aspect.
- 3.6.3 The local context was summarised at 3.2. The archaeological context is multi-period, with the activity in the majority of archaeological periods being undefined. For example, there is no defined activity or function for the Prehistoric remains located 280m to the northeast of the Site. In contrast, features of Medieval village settlement are recorded at Langley Park, approximately 1km to the northeast. Post-medieval remains of local Significance have also been identified at Langley Park in addition to a nationally significant listed building adjacent to the Site, all having well-defined functions.



3.7 The adjacent listed building

3.7.1 Langley Hall, previously New Inn, is listed as Grade II, and is a well-proportioned, two-storey building with a clay tiled roof and flanking chimneys (see Appendix 12). The front elevation is three bays wide. There are two ground floor casement windows and a central door with a small light at the right hand side. There are three openings on the first floor of the front elevation, lit with replacement windows, which has a string course and dentil detailing along the eaves. It is thought to date from the late 18th century and has been altered, extended and has been converted from a pub to a private dwelling. The 20th century, single-storey, flat-roofed extension to the side detracted from the original building; it links with the other 'service' extensions. A planning application to alter the extensions to create a dwelling was approved in 2015. The proposal included a two-storey extension and the removal of part of the single-storey extension on the frontage. Two roof-lights were inserted into the roofline of the north and south elevations and a dormer window was added. Hard and soft landscaping and the under-planting of the boundaries aid screening.

3.8 The setting of the listed building

3.8.1 Setting is the surrounding from which a Heritage Asset may be experienced (see Glossary, Appendix 9). Broadly the Significance of the setting would be the same as the Significance of the nearby Grade II Listed Building, holding **Medium Importance** (see Table 1) with each attribute contributing differently to the setting. Each attribute will be considered in turn. The visual aspects of setting are evidenced through photography (see Appendix 11).

3.9 Viewpoints

3.9.1 Evidence of setting is often expressed by reference to views (see Methodology 9.3.3). A photographic record was made on the 9th January 2020 of views between the Heritage Assets and the Site (see Appendix 15). The site is visually contained.

- Viewpoint 1 consist of views of and from the adjacent listed building taken from the road and the Site. These views evidence the limited visibility into the Site. Views of the house and granary would be afforded by two small windows on the southern elevation of the historic building and the extension to the listed building. Representative photographs taken of the Site as seen from the listed building evidence views of the house and granary.
- Viewpoint 2 consist of kinetic views looking north and south along Oxford Road, which evidence the extent of screening, even during leaf-fall. Travelling northwards, the listed building becomes visible only after passing the Site, at a point where the new build beyond also comes into view. Travelling southwards, the views of the business estate, new house and listed building are much more visible. In contrast, the existing house on the site is well screened by hedges and trees.
- Viewpoint 3 consist of views looking east along Old Street and north into the Site. Views along Old Street, again evidence the extent of screening and views of the existing house. The mix of historic and modern within the farmyard can



be appreciated only from the entrance.



4. Assessing Potential and the effects of the Proposed Development

4.1 General

4.1.1 This section of the report uses the contextual information from the Historic Environment Record data to interpolate Potential evidence on Site and the importance of that evidence, should it exist (see Methodology 8.4). Site specific factors are taken into consideration, including previous truncation and differing levels of preservation, which affect the Potential and importance of buried Heritage Assets.

4.2 Previous impacts on Site

4.2.1 The majority of the Post-medieval outbuildings were demolished and replaced with modern barns prior to 2005. Low sections of historic walling are in evidence within part of the single-storey barn and the wall for the two-storey barn that existed in 2005 is still standing.

4.3 Interpolating Potential within the Site

Prehistoric and Roman activities

4.3.1 *"The archaeological Potential of the zone is varied and deposits of Bronze Age to Romano-British date are likely to exist across much of the zone. The preservation of deposits may be varied as ploughing since the Medieval period has possibly truncated the archaeological layers. Deposits relating to early occupation may survive within historic settlement nuclei and any such deposits could be crucial to understanding the development of settlement in this zone"* (West Berkshire Council Archaeology Service 2008a).

4.3.2 Currently, only three archaeological investigations have been carried out nearby; one within in and two others near the Study Area boundary. Therefore, there has been limited opportunity to test the level or extent of Potential near the Site. Two of those three investigations located undefined Prehistoric activity and one also identified Roman settlement. As previously assessed at 3.3, the existence of undiscovered Prehistoric sites along Old Street and Oxford Road would be anticipated because both routes lead to the Ridge Way, which was an important route.

4.3.3 Localised disturbance in the area of previous and current footprints would impact on any finds or features unless deep and substantial. Based on current information, the area for houses A and C are in the least disturbed locations on the Site and the Prehistoric and Roman Potential within the Site is Unknown (see Table 2).

Medieval and Post-medieval activities

4.3.4 Current evidence indicates that the Medieval Potential within the Site relates to its function as an area of open field cultivation. There is also Potential for some possible field boundaries due to changes in enclosure systems prior to the development of



the Post-medieval farmstead that became Britwell Farm. Based on this evidence and the limited impacts of the Proposed Development, there would be limited opportunities to respond to research priorities listed in the HECZ. For these reasons, the Potential for Medieval evidence is Low (see Table 2); however, new Medieval discoveries cannot be discounted, given the existence of Long Lane.

- 4.3.5 The location of the farmhouse on John Rocque's map may simply be due to the fact that it is schematically drawn. However, Ordnance Survey map regression suggests that there is Potential for the survival of foundations of earlier out buildings, one at the northwestern edge of Plot B that was depicted until 1973 and another at the southwestern edge of Plots C and D (parallel to Old Street) that was depicted until 1913. Depending on the level of retention of those building foundations, there may be an opportunity to respond to the last research priority listed in the HECZ – "Do the historic buildings in the zone contain any information about post-medieval and modern changes to land use and agricultural systems?" For these reasons, the Potential for Post-medieval evidence is Medium (see Table 2), which holds Medium Importance (see Table 1).

4.4 Conclusion

- 4.4.1 The small scale of the Site reduces the risk of encountering archaeological deposits. Due to the variation in the likely extent of disturbance, there is a Low Risk associated with the Medieval period and a Medium risk of encountering archaeological deposits of Post-medieval date (see Table 6). That risk is lower in areas of deeper impact and higher in areas less deeply disturbed.

4.5 General

- 4.5.1 This section of the report assesses the impacts and effects of the Proposed Development on Post-medieval activities because there is an **Unknown or Low Potential** for Prehistoric, Roman, Saxon and Medieval activities. Where Potential or the extent and depth of previous impacts are Unknown or Low but cannot be discounted, a generalised assessment of the magnitude of impact (see Methodology 8.5) and likely effects is possible (see Methodology 8.6).

4.6 Impacts associated with the Proposed Development on Post-medieval deposits

- 4.6.1 Phase I ground investigations will be undertaken post-consent, if consent is granted. Grubbing up of old foundations would have a **Large Impact** on Potential buried Heritage Assets, where they survive (see Table 3). Beyond grubbing up, localised **Small Impacts** would be associated with the excavation of the new footprints, which are proposed as standard strip foundations and claymaster for heave, and for drainage runs.
- 4.6.2 Without mitigation, construction causing medium and large impacts would have a **Minor-Moderate** residual **Effect** that would be adverse in nature (see Table 4).

4.7 Mitigation and the timing of archaeological fieldwork



- 4.7.1 It is planned to undertake the construction work in two phases, Plots A and B to be built first and Plots C and D to be undertaken as a second phase.
- 4.7.2 Should the archaeology advisory service be minded to recommend a condition, then a trial trench evaluation, 1 trench in each plot to be undertaken before the start of each construction phase, is the recommended method. This would lead to excavation where archaeology of sufficient importance is revealed.

4.8 Generalised residual effects

- 4.8.1 Given the design, there would be limited opportunity for preservation *in situ* and based on current evidence, there are no remains of such Significance to warrant it.
- 4.8.2 Should the remains of Prehistoric, Roman, Saxon and Medieval activities exist within the Site, then previous impacts may have compromised the importance of that evidence. For shallow features the proposed impacts would be widespread across the Site and for deeper features the proposed impacts would be localised in nature. With mitigation, there would be residual **Negligible-Minor Adverse Effects**, depending on the type of evidence found and the depth of surviving evidence (see Tables 4 and 5). Where no such evidence exists within the Site, the Proposed Development would have **No Adverse Effect** (see Tables 4 and 5).



5. Setting Significance and effects of the Proposed Development

5.1 General

5.1.1 This section of the report assesses the Significance of the setting of the listed building that would be affected by the Proposed Development. The assessment is based on the Significance of the Heritage Assets, which have architectural and historic interest with associated evidential and historic value (see Methodology 9.2). Associated attributes contribute differently to these aspects of Significance (see Methodology 9.3 and 9.4). The attributes of the settings of the listed building most likely to be affected by the Proposed Development are: 1) views of and from the listed building; 2) the 'surrounding rural character'; 3) 'functional relationships and communications' between the listed building and the setting; and 4) 'degree of change over time' is also an important part of the setting of the listed building. These attributes of setting hold aesthetic and historical values. The assessment of Significance is followed by an assessment of the effects of the Proposed Development (see Methodology 9.5 and 9.6).

5.2 The Significance of the setting of the listed building

Views

5.2.1 Views of the listed building show the aesthetic proportions of the former pub (see Viewpoint 1) and the capacity of the setting to tolerate new build, permitted through 16/03428/FULD, without detracting from the charm of the listed building (see Viewpoint 2). Views from the listed building are limited at ground level by screening and views from the first floor would be limited to one view from a small window on the historic part of the south elevation and one view from a small window on the recently permitted extension 15/01383/FUL (see Viewpoint 1). Currently, these views are of the house and granary and would include the house on Plot B, if permission is granted.

5.2.2 The garden north and south of the house provide space and a sense of openness in this rural context, an important part of understanding the origins of the listed building. This is evident in kinetic views travelling north and south along Oxford Road (see Viewpoint 2). The Site contributes to a different sense of the rural context along Old Street due to the hardstanding and sheds of the former farmyard (see Viewpoint 3). Whilst the sheds detract from the views, the rear of the house, the timber-framed granary and adjacent brick built garage contribute to the rural context. Views are an attribute that hold a **Low-Medium Sensitivity** to further change within this setting (see Table 8).

The 'surrounding rural character'

5.2.3 World's End is a small hamlet surrounded by farmland within Beedon parish, which was once a manor. The listed building is located adjacent to the Site, which is a



regular courtyard style (Historic England 2014). There are a number of forms relating to this style and the Site is of a type where the former farmyard is linked to the garden of the farmhouse. The yard is associated with farm buildings facing the yard and the rear of the former farmhouse. It is one of many historic farms within a landscape of early piecemeal enclosure, likely to be associated with enclosure and amalgamation of fields as explained in the HECZ and HECA (West Berkshire Council Archaeology Service 2008). The open fields to the east contribute to the rural setting. The farmhouse is no longer associated with farming and like the listed building is a private dwelling. There are green fields on the east and west though the built environment to the north and south has increased significantly over the last century and the traffic from the A34 detracts from the setting. Nevertheless, an open character remains, created by large gardens, trees and hedges, the low heights of detached properties, the gaps between the buildings and gaps between clusters of buildings along the west side of the road combined with the open fields along the east side of the road. Previous development demonstrates that the setting has a capacity to integrate changes in keeping with detached properties of low height. The 'surrounding rural character' is an attribute that holds a **Low-Medium Sensitivity** to further change within their settings (see Table 8).

'Functional relationships and communications'

- 5.2.4 *"Most early enclosures were irregularly-shaped and slotted into the framework of the landscape that had been established by roads and tracks and open field boundaries"* (West Berkshire Council 2008b). As a former public house, the listed building, would have had a direct functional relationship with the turnpike road, providing stabling, accommodation and food to travellers, which would have influenced its orientation overlooking the road. It was one of a small number of public houses along this route and though it appears to lack a prominent siting, the pub would have been well known as one of few buildings along this route. As it is now a private dwelling, its historic function and link to the road has changed considerably. In addition, the former turnpike road is no longer the main route, having been replaced by the A34. However, the former pub still contributes to the setting through its association with the historic development of the Study Area. As such, the 'functional relationships and communications' is an attribute that holds a **Low Sensitivity** to further change within this setting (see Table 8).

The 'degree of change over time'

- 5.2.5 The 'degree of change over time' is important in understanding the current setting. The degree of change within the Site can be seen pictorially (see Figures 7 and 8), which are based on Historic England guidance (2015). Farm buildings prior to the 1880s are rare (*ibid*), thus the granary and former farmhouse make a positive contribution to the setting of the Grade II listed building. In comparison, none of the original outbuildings survive intact within the Site. Map regression provides an understanding of changes within the setting, as follows. Within the immediate area of the Site, the Enclosure map (1812) shows Langley Park, a small number of pubs along the turnpike road and a small number of farms, including the Site. It was once



the eastern part of a flat arable field with relatively sparse tree cover, contributing to a strong sense of openness. That plot was sold and is now occupied by a private dwelling and dilapidated outbuildings adjacent to the Site, clad with modern materials. Other changes include a modern house and a business park to the north of the listed building. More recent settlement growth includes a static caravan park and a modern estate to the south of the Site. The area is characterised by a dispersed, loose-knit settlement form, which in modern times has become more of a linear spread along the roads that includes industrial and commercial businesses. The construction of the A34 has also affected the character of the area. While commercial opportunities for land use arose, the A34-based service facilities, like the Langley Hall Inn, and a petrol station, gradually fell out of use due to the drop off in passing trade. In short, this is in some ways an anomalous landscape fragment, resulting from severance from the wider landscape/infrastructure pattern. Based on these factors, 'change over time' is an attribute that holds a **Low Sensitivity** to further change within the setting of the Study Area (see Table 8).

5.3 Visibility of the Proposed Development

- 5.3.1 Views from the listed building would be further limited at ground level by screening. Views from the first floor would be limited to: one view from a small window on the historic part of the south elevation; and one view from a small window on the recently permitted extension 15/01383/FUL (see Viewpoint 1). There would be a limited effect on kinetic views along Oxford Road (see Viewpoint 2) and Old Street (see Viewpoint 3) due to the extent of screening. Views into the Site would be improved by the removal of the modern sheds.
- 5.3.2 Due to the recently constructed garage or car port to the side of Langley Hall, separation between the house on Plot B and the listed building is similar to the relationship between the proposed and the listed building. In response to the application 16/03428/FULD, the Conservation Officer commented that - *"there is sufficient separation from the core of the listed building"*.
- 5.3.3 The house on Plot A is also placed with good separation from Britwell Farmhouse, to allow present views from and towards the house to be retained.

5.4 Siting and location of the Proposed Development

- 5.4.1 The houses in Plots A and B would face onto the road, in keeping with the siting and location of the listed building, thus ensuring the focus is on the main road and highlighting the importance of Oxford Road as a historic communication route. In addition, both proposed houses have been designed with a set back behind the building lines of Langley Hall and Britwell Farm so as not to impose on the character or views of the Listed Building and the locally important Britwell Farm.
- 5.4.2 The houses in Plots C and D are designed to be set back within the former yard, sited on the west side of the Site in order to leave open space at the Old Street entrance. Plots C and D have been grouped together and retain an oblique view to the rear of Britwell Farm reducing the impact of their massing. Of note is the positive effect of



developing within the existing yard, thereby containment is achieved, which avoids the need for settlement spread along the road in order to deliver houses in this desirable location.

5.5 Form and appearance of the Proposed Development

- 5.5.1 The new build would replace outbuildings of varied types and qualities and designs out of keeping with historic character of the former farmyard that detract from the appearance of the yard. The setting has a capacity to accommodate new build that reflects the historic form and appearance of the listed building and other historic buildings in the Study Area. Keeping the form and appearance of the Proposed Development true to its function, is a quality that the design shares with the listed building.
- 5.5.2 The height, massing and scale of the two-storey dwellings reflects the context of the adjacent dwellings. The historic buildings, such as Langley Hall and Britwell Farm, gained their composite form from various extensions and appendages built over many years. It is also worth noting that more simple and regular plan of the houses within the Proposed Development offer a lower wall-to-floor ratio and reduced volume for better energy efficiency and, thus, greater sustainability - both for initial construction and over their life-time.
- 5.5.3 Whilst the design of each new house shares features, the arrangement of those features varies reflecting the varied architecture within the Study Area, which is common within rural contexts. Some architectural features reflect the architectural detailing of the listed building and other historic buildings in the area, such as chimneys and slightly recessed windows with cills and segmental arches above the windows. These design elements have an aesthetic that works well with the listed building, whilst architectural features, such as boarding reflect the more modern builds.
- 5.5.4 The access for Plot B is designed to have the appearance of a country lane, which may be conditioned; it is recommended that landscape details include grass verges and surfacing at the entrance that is in keeping with the surrounding rural setting and its open aspect. The proposed design also retains an open aspect, through the under-planting of the tree and hedge-lines with native species. Typically, our clients remove timber fencing on the sites of their new developments once planting has matured.
- 5.5.5 Like other modern developments within and adjacent to the area, the external appearance of the Proposed Development, does not attempt a pastiche approach. However, the Proposed Development reflects the massing and scale of the listed building and is in keeping with varied architecture within the area. The setting has a capacity to accommodate positive change that reflects the footprint, massing and varied façades of the buildings in the Study Area, whilst being sensitive to the listed building. Through these design measures, the form and appearance of the Proposed Development would be beneficial, improving the quality of build in the Study Area.



5.6 Wider effects of the Proposed Development

- 5.6.1 Construction work (including noise, light and vibration) would be temporary and would be controlled by conditions attached to any planning permission granted. Once construction is complete, the Proposed Development would be permanent with an associated increase in the built environment, traffic and pedestrian footfall. There would be new homes for families resulting in an increased activity of a domestic nature in keeping with the new use of the listed building. Off-road parking is provided within the design.
- 5.6.2 The study of 'change over time' evidences the large extent of change that has occurred within the setting of the listed building. The Proposed Development would extend this degree of change over time a little. However, by containing it within an existing boundary, the design reduces the impact by retaining what remains of historic features and a sense of enclosure. Change over time demonstrates that the setting of the listed building does not have the capacity to tolerate change that is out of keeping. However, it has the capacity to accommodate positive change without causing harm to the Significance of the setting.



6. Measuring effects on the Heritage Assets

6.1 General

6.1.1 This section of the report measures the Potential and sensitivity of the Significance of the Heritage Assets (see Tables 2 and 8) and against the impacts of the Proposed Development (see Tables 3 and 9). The comparison between the level of sensitivity and the magnitude of impact provides a measure of effect (see Tables 5 and 10).

6.2 Minor Effects

6.2.1 The effects of the Proposed Development would have adverse and beneficial outcomes, based on demolition of unsightly modern outbuildings which are no longer in agricultural use, to be replaced with high quality infill housing appropriate to the rural location and scale, massing and appearance of the listed building. The following table provides a summary of the balance between adverse and beneficial effects.

Attributes of the setting	Level of sensitivity	Attributes of the Proposed Development	Magnitude of impact	Level of effect
Viewpoints	Low-Medium	Visibility	Small	Negligible
Rural setting	Low-Medium	Form, appearance	Small	Minor beneficial
Function and communications	Low	Siting, location	Very Small	Negligible
Change over time	Low	Wider, consequential	Very Small	Negligible

6.2.2 The effects of the Proposed Development on the Potential archaeological resource is undefined due to lack of evidence. Therefore, it is important to note that the level of effect outlined below is based on Potential and not known or defined archaeological remains.

Archaeological period	Recorded resources	Potential	Magnitude of impact	Level of effect
Prehistoric	Undefined	Unknown	Small and localised	No or Negligible-Minor
Medieval	Open fields and enclosure boundaries	Low	Small and localised	Negligible-Minor
Post-medieval	Out-buildings and possibly farming practices	Medium	Localised Small and Large impacts	Minor



7. Statement of justification and conclusions

7.1 Necessity

7.1.1 The Proposed Development responds to the current need for housing (Housing White Paper 2017). In recognition of this, permission in Principle has been granted for residential development for a minimum of 4 and a maximum of 4 dwellings.

7.2 Public Benefit

7.2.1 Through its careful attention to massing, design and materials the Proposed Development responds to local housing needs appropriate to the setting of the listed building. In addition, appropriate new development has the ability to act as a catalyst for further regeneration appropriate to this setting whilst preserving distinctiveness and economic longevity for Chieveley, Worlds End and surrounding countryside.

7.2.2 This assessment has found that the Proposed Development would have a negligible effect on most setting attributes and the form and appearance would have a minor beneficial effect on the rural setting of the listed building. The public benefits of the Proposed Development would include:

- an optimum viable use for the Site, which currently detracts from the setting of the nearby listed building; and
- delivering good design and maximising benefits by reflecting the characteristics of the rural area.

7.3 Paragraphs 193, 194 and 196 of the NPPF

7.3.1 Paragraphs 193 and 194 stipulate that when making a planning decision on development proposals, the Planning Authority must give great weight to the Significance of Heritage Assets, including their setting. The Proposed Development would have negligible effects that are outweighed by the beneficial effects of its form and appearance. Paragraph 196 stipulates that harm should be weighed against the public benefits, which has been addressed under 7.2 above.

7.4 Policy CS 19 - Historic Environment and Character and HECA Conservation Issues

7.4.1 Policy CS 19 stipulates that new development must be appropriate and in keeping with local character. By taking cues from the local historic environment, the Proposed Development strikes a positive balance in asserting its modernity whilst combining traditional local architectural elements and appropriate scale and massing. In doing so, the Proposed Development addresses the first in the list of Conservation Issues in the HECA (West Berkshire Council 2008a). It also addresses the need to avoid settlement spread through infill and use of a brownfield site. Furthermore, it improves upon the detracting aspects of the current Site and has identified the level for Potential for buried Heritage Assets within the Site.



7.5 Policy CS 14

7.5.1 Policy CS 14, which defines Design Principles, reiterates these points stipulating that new development must contribute positively to local distinctiveness and sense of place with high quality and sustainable design. The Proposed Development addresses the need for sustainable design and contributes to distinctiveness through a high quality and varied design.

7.6 Quality Design SPD

7.6.1 The Proposed Development achieves the key design principles contained in the Quality Design SPD by:

- respecting the character and sense of place by designing a quality build;
- respecting continuity and enclosure by retaining the walls and planting of the current house and yard enclosure;
- respecting the quality of the Public Realm through landscape design appropriate to this rural location;
- aiding legibility through a design with modern and traditional elements indicating its modernity in the context of the listed building;
- creating adaptability through use of a shared access; and
- responding to the need for diversity by designing houses of varying architectural design.

7.7 HEAP and landscape designations

7.7.1 The HEAP has identified the dispersed settlement pattern as the historically dominant type. There is also a changing settlement pattern to a more nucleated form. In this case, permission in Principle has been granted for residential development for a maximum of 4 dwellings at the Site (18/03151/PIP). Note No.2 of the Decision Notice states that "permission in principle is granted for a minimum of 4 and a maximum of 4 dwellings".

7.7.2 The Site is a former farmyard located within the North Wessex Downs Area of Outstanding Natural Beauty. It forms one of the small farm settlements, which has changed considerably in the recent past. This assessment has found that the form and appearance of the Proposed Development would have a minor beneficial effect on the rural setting of the listed building.

7.8 Noting the constraints of the assessment

7.8.1 Within every Historic Environment service, every attempt is made to maintain the accuracy of the information contained within the Historic Environment Record but this cannot be guaranteed as the data has been compiled from diverse sources over many years.

7.8.2 Whilst the Historic Environment Record data for the wider Study Area proves the presence of Prehistoric activity, there is no evidence of Prehistoric, Roman or Saxon features in the vicinity of the Site. This may be the result of the limited number of archaeological investigations within the Study Area rather than evidence of absence



of early activity.

- 7.8.3 Though the documentary records for the historic period have proved useful it does not provide an unequivocal record. Some aspects of redevelopment are not illustrated through Ordnance Survey mapping. For example, the survival of evidence depends on the building design and methods of early and less substantial buildings and the foundation design and extent of damage done to prepare the ground for later buildings.

7.9 Paragraphs 189 and 197 of the NPPF

- 7.9.1 NPPF paragraph 189 states: *'Where a site on which development is proposed includes, or has the Potential to include, Heritage Assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation'*. The level of assessment needs to be proportionate to the level of harm that would be caused should the Proposed Development be granted permission. There is no evidence of the presence of Heritage Assets of schedulable Significance. The most likely remains to exist on Site are non-designated buried Heritage Assets of Post-medieval date. These impacts may be mitigated by condition, with resulting negligible-minor residual adverse effects. Therefore, the Proposed Development would cause **'less than substantial harm'** to Potential non-designated Heritage Assets.

- 7.9.2 Paragraph 197 states that where a proposal has an effect on *"non designated Heritage Assets, a balanced judgement will be required having regard to the scale of any harm or loss and the Significance of the Heritage Asset"*. The assessment found that the effects on Prehistoric and Medieval archaeology could be negligible to minor; 'could' is a term that reflects the fact that this is based on Potential, not definitive evidence of the presence or absence of archaeology. There is more certainty relating to Post-medieval remains where there is a possibility of encountering the foundations of former out-buildings and possibly gathering information on changing farm practices, which would have a minor effect. Harm would be mitigated by preservation by record. The result would include:

- mitigation of impacts associated with the Proposed Development;
- the dissemination of the results of mitigation via the publicly available Historic Environment Record (HER);
- the resultant availability of evidence to aid decision-making for future planning applications; and
- the storage, display and educational value provided through deposition of the archive in a local museum.

- 7.9.3 In accordance with NPPF paragraph 54, the Archaeology Officer may recommend archaeological investigations. A proportionate response would be to add a condition for a trial trench evaluation to any planning permission granted. A planning condition requiring a trial trench evaluation would meet the planning tests listed in NPPF paragraph 55.



8. Methodology and method of assessing archaeological Potential

8.1 General approach

- 8.1.1 The historic environment consists of buildings, monuments, settlements, buried sites or scapes on land or underwater. This appendix explains the approach taken to determine the Significance of Heritage Assets, the Potential for buried Heritage Assets to be present (together with their Significance, where known) and the predicted residual effects of the Proposed Development, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 8.1.2 The level of detail of the assessment presented in the report is proportionate to identify issues likely to be relevant in enabling *"an informed and reasonable decision to be made"* when determining the planning application for the Proposed Development.
- 8.1.3 The assessed likely residual effect is used as the basis for assessing the 'Harm' caused by the Proposed Development in accordance with the National Planning Policy Framework ('NPPF', DCLG 2019), which stipulates that all proposals fall into one of two scenarios: 'substantial harm' and 'less than substantial harm'.
- 8.1.4 The assessment was undertaken in accordance with the principles of the NPPF, within the context of the Development Plan and is produced in accordance with the Standard and guidance for historic environment desk-based assessment issued by the Chartered Institute for Archaeologists (2014).
- 8.1.5 To begin the explanation of methodology and method of assessment, clarity of the use of the term Significance is provided, an explanation regarding the gathering of evidence and assessing Potential and importance of buried Heritage Assets. This is followed by an explanation of assessing impacts and effects and how the assessment relates to planning policy.

8.2 Significance of Heritage Assets

- 8.2.1 From a heritage perspective, Significance is defined in Annex 2 of the NPPF as the Heritage Asset's interest which *"may be archaeological, architectural, artistic or historic"*. Included in the definition of Significance, in Annex 2 of the NPPF, is a statement about Setting - *"Significance derives not only from a Heritage Asset's physical presence, but also from its Setting"*.
- 8.2.2 The Significance of the Heritage Assets leads to a judgement of the Heritage Assets' importance, in policy terms. The degree of protection afforded to a Heritage Asset is based on its Significance and expressed as having a specific degree of importance.
- 8.2.3 The term Significance in this sense should not be confused with assessment of the Significance *of an effect* (as is required in Environmental Impact Assessments, for example), which is derived from a combined consideration of the nature of effect, confidence of the likelihood of the effect occurring, the Potential and importance of the Heritage Asset, the magnitude of impact and the level of the effect.

8.3 Gathering evidence of Potential buried Heritage Assets

- 8.3.1 As buried Heritage Assets may lie undiscovered within a site, the Potential for its



presence or absence; date; nature; character and extent; integrity; state of preservation and relative quality of that Potential archaeological resource, needs to be assessed as fully as possible based on current information.

- 8.3.2 The following baseline information (evidence) is used to inform the Potential for buried Heritage Assets. Firstly, a desk-based assessment of Potential involves researching available published and unpublished evidence, using desktop research techniques, for each archaeological period and then interpolating this evidence to understand the likely Potential for similar Heritage Assets to be present within the Site (or be affected by the Proposed Development). Sources of evidence sought during the desk study include: heritage or archaeological site management plans; regional research agendas and archaeological studies; Historic Environment Record; Historic Landscape Characterisation records; National Heritage List; Royal Commission records; local records; Ordnance Survey maps; early maps and plans; aerial photographs; and soils and geotechnical information. Secondly, a site visit is undertaken to assess current conditions at the Site and identify any visible Heritage Assets.
- 8.3.3 The importance for recorded Heritage Assets within the Study Area is measured in accordance with Table 1(see Table 1).

Table 1: Criteria for measuring the importance of recorded buried Heritage Assets

Importance	Indicative criteria
Very High	Designated Heritage Assets of international Significance are legally protected and/or protected by international agreements or non-designated Heritage Assets of international Significance, which have no legal protection but are important in policy terms as they contribute to international research objectives
High	Scheduled Monuments are legally protected Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to national research objectives
Medium	Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to regional research objectives
Low	Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to local research objectives
Very Low	Non-designated Heritage Assets of very little or no surviving archaeological interest

8.4 Determining the importance of buried Heritage Assets

- 8.4.1 The information from existing records and the site visit is synthesised and placed within the local and/or regional context. This includes statements relating to the Potential of Heritage Assets for each archaeological period and, where known, their nature, character, extent, integrity, state of preservation and relative quality, as appropriate.
- 8.4.2 An assessment of the importance of the Potential Heritage Assets is then undertaken where their presence has been interpolated and where there would be a likely reduction of Significance caused by the Proposed Development. In cases where there is insufficient information the Potential for presence or absence of buried Heritage Assets within a Site may be undefined. Where is it possible to provide a definition of Potential, it will be described as set out in Table 2. Where is it possible to provide a definition of Potential it will be described as being Very High, High, Medium, Low or Very Low (see Table 2).



Table 2: Criteria for measuring the Potential of buried Heritage Assets within the Site

Potential	Indicative criteria
Very High	Heritage Assets that are well preserved and so rare as to be worthy of being designated a World Heritage Site
High	Non-designated Heritage Assets that are well preserved and so rare as to be worthy of scheduling
Medium	Non-designated Heritage Assets that are well preserved and located within a well preserved context or evidence of activity relating to an archaeological period likely to be present within the Site
Low	Non-designated Heritage Assets compromised by poor preservation and/or poor survival of contextual associations or evidence of activity relating to an archaeological period unlikely to be present within the Site
Negligible	Non-designated Heritage Assets of very little or no surviving archaeological interest
Unknown	Indicators of Potential that can include mapping data, palaeoenvironmental data, historic references, photographic references, geological data, geotechnical data, topographic and landscape characteristics.

8.4.3 Assessment of the Potential for buried Heritage Assets can then be used to understand the likelihood of the Proposed Development affecting buried Heritage Assets. The evidence available will also provide an understanding of the degree of confidence of the results of the assessment of the Potential for Heritage Assets.



8.5 Magnitude of impacts

- 8.5.1 The assessment of impacts is carried out on all Potential Heritage Assets of medium or greater importance. The indicative criteria forming the basis for the impact is given in Table 3.

Table 3: Criteria for measuring the magnitude of impact

Magnitude	Indicative Criteria
Very Large	Total loss of known Heritage Asset without recorded evidence.
Large	Extensive disturbance of most or all known and Potential buried Heritage Assets, such that the resource is totally altered
Medium	Widespread disturbance of many known and Potential buried Heritage Assets, such that the resource is clearly modified
Small	Limited disturbance across a wide area or within areas of known and buried Heritage Assets such that the Heritage Asset is slightly altered
Very Small	Very minor impacts on known and Potential buried Heritage Assets
None	No impact on known and Potential buried Heritage Assets



8.6 Level of effects

- 8.6.1 Assessing the combination of the Potential and importance of the Heritage Asset and the impact provides a resultant level of effect (see Table 4), which may be beneficial or adverse.

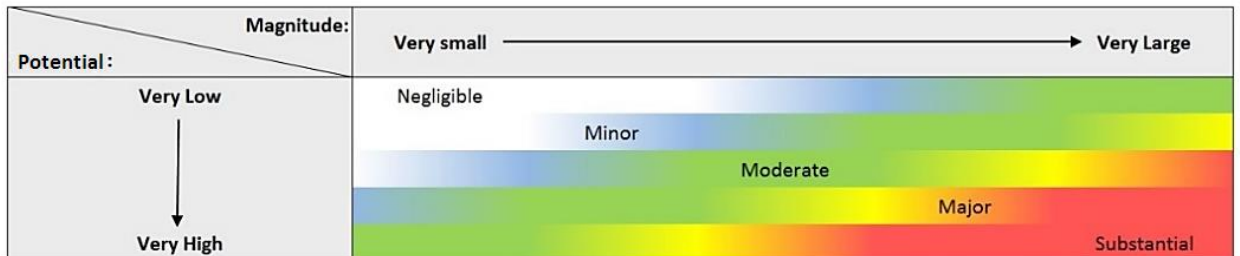
Table 4: Criteria for measuring the likely level of effects

Level	Indicative criteria
Substantial	Change to most or all of known buried Heritage Assets
Major	Changes to many known and Potential buried Heritage Assets
Moderate	Changes to known and Potential buried Heritage Assets
Minor	Changes to elements of known and Potential buried Heritage Assets
Negligible	Very minor changes to known and Potential buried Heritage Assets
Undefined	Changes to the Potential buried Heritage Assets would occur but the extent and the quality of that Potential is unknown
No Change	No change to known and Potential buried Heritage Assets



8.6.2 Once mitigation has been taken into consideration, what remains are the likely residual effects which may be beneficial or adverse (see Table 5). Potential replaces sensitivity.

Table 5: The relationship between Potential, impact and resulting residual effect



8.7 Risks

8.7.1 It is possible to assess the risk, based on the level of archaeological Potential combined with the scale of the development. The scale refers primarily to the extent of disturbance. Table 6 is used as a guide to estimating the risk.

Table 6: Criteria for Assessing the Risk of Significant Effects on Heritage Assets

Level of disturbance	Archaeological Potential		
	High	Medium	Low
Limited-scale	High	High	Medium
Small-scale	High	Medium	Low
Medium-scale	Medium	Low	Negligible
Large-scale	Low	Negligible	Negligible

8.8 The assessment effects within the planning context

8.8.1 The criteria adopted for determining the likely residual effect is also equated to the degree of harm to the Significance of a Heritage Asset. Professional judgement has been used to translate the assessed effects of the Proposed Development to the degree of harm in accordance with the NPPF (paragraphs 197), which may be 'substantial harm' or 'less than substantial harm'.



9. Methodology and method of assessing setting

9.1 General approach

- 9.1.1 The historic environment consists of buildings, monuments, settlements, buried sites or scapes on land or underwater. This appendix explains the approach taken to determine the Significance of Heritage Assets, incorporating the contribution of their settings, the Potential for buried Heritage Assets to be present (together with their Significance, where known) and the predicted residual effects of the Proposed Development, where possible. Each of the aspects considered is dealt with individually in the sections below.
- 9.1.2 The detail of the assessment presented in the report is proportionate to identify issues likely to be relevant in enabling *“an informed and reasonable decision to be made”* when determining the planning application for the Proposed Development.
- 9.1.3 The assessed likely residual effect is used as the basis for assessing the ‘harm’ caused by the Proposed Development in accordance with the National Planning Policy Framework ‘NPPF’, (DCLG 2019), which stipulates that all proposals fall into one of two scenarios: ‘substantial harm’ and ‘less than substantial harm’.
- 9.1.4 The assessment was undertaken in accordance with the principles of the NPPF, within the context of the Development Plan and:
- uses the definitions and procedures set out in Conservation Principles, Policies and Guidance (Historic England 2008) and in Seeing the History in the View (Historic England 2011); and
 - follows the assessment approach set out in Historic Environment Good Practice Advice in Planning: Note 3 - The setting of Heritage Assets (Historic England 2017).
- 9.1.5 To begin the explanation of methodology and method of assessment, clarity of the use of the term Significance is provided.
- 9.1.6 The assessment is also based on information extracted from searches and studies relating to:
- The National Heritage List for England map;
 - records held at the local records office; and
 - a visit to the Application Site and Study Area.

9.2 Significance of Heritage Assets

- 9.2.1 From a heritage perspective, Significance is defined in Annex 2 of the NPPF as the Heritage Assets interest which *“may be archaeological, architectural, artistic or historic”*. Included in the definition of Significance, in Annex 2 of the NPPF, is a statement about setting - *“Significance derives not only from a Heritage Asset’s physical presence, but also from its setting”*.
- 9.2.2 The term Significance in this sense should not be confused with assessment of the *Significance of an effect* (as is required in Environmental Impact Assessments, for example), which is derived from a combined consideration of the nature of effect,



confidence of the likelihood of the effect occurring, the sensitivity of the Heritage Asset and the magnitude of the impact.

- 9.2.3 This definition ties in with the Conservation Principles guidance document published by Historic England (2008), which provides more information on how the above may be interpreted, as evidential, historical, aesthetic and communal. The Significance of the Heritage Asset leads to a judgement of the Heritage Assets importance, in policy terms. The degree of protection afforded to a Heritage Asset is based on its Significance and expressed as having a specific degree of importance.
- 9.2.4 Where there would be a likely reduction of Significance caused by the Proposed Development, the importance of the recorded Heritage Assets is assessed (see Table 1).

Table 7: Criteria for measuring the importance attributed to designated Heritage Assets

Importance	Indicative criteria
Very High	Designated Heritage Assets of international Significance are legally protected and/or protected by international agreements or non-designated Heritage Assets of international Significance, which have no legal protection but are important in policy terms as they contribute to international research objectives
High	Scheduled Monuments and their settings are legally protected Non-designated Heritage Assets, which have no legal protection but are important in policy terms as they contribute to national research objectives Grade I and Grade II* listed buildings and their settings are legally protected Grade I Registered Parks and Gardens, Conservation Areas containing very important buildings and their settings are legally protected
Medium	Grade II listed buildings and their settings are legally protected Grade II Registered Parks and Gardens and their settings are legally protected Conservation Areas containing buildings that contribute significantly to its historic character are legally protected
Low	'Locally Listed' buildings and settings Historic (unListed) buildings of modest quality in their fabric or historical association and their settings
Very Low	Buildings of no architectural or historical note; buildings of an intrusive character
Unknown	Buildings with some hidden (i.e. inaccessible) Potential for historic Significance

- 9.2.5 As discussed above, the Significance of the Heritage Assets is its archaeological, architectural, artistic or historic interest and its setting. Four values contribute to that interest, aesthetic, historical, communal and evidential.



9.3 Determining the baseline for settings of Heritage Assets

- 9.3.1 As defined in the Historic England Guidance Note (2017), the setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. Setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated. The guidance provides five steps in assessing settings as follows:
- *“Step 1: identify which Heritage Assets and their settings are affected;*
 - *Step 2: assess whether, how and to what degree these settings make a contribution to the Significance of the Heritage Asset(s);*
 - *Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that Significance;*
 - *Step 4: explore the way to maximise enhancement and avoid or minimise harm; and*
 - *Step 5: make and document the decision and monitor outcomes. The first of these steps constitutes the baseline section, which is to identify the Heritage Assets Potentially affected by the Proposed Development.”*
- 9.3.2 Visits to each of those Heritage Assets likely to be affected by the Proposed Development allowed the author to compile a photographic record that forms part of the evidence base. Photographic views were taken towards and from the Heritage Assets looking towards the Application Site.
- 9.3.3 Viewpoints are chosen from within the Application Site and towards the Application Site at a point of ‘accurate visual representation’ (AVR) at or near Heritage Assets. Additional Viewpoints may be chosen from Viewpoints that take in the Application Site in the context of the settings of a number of Heritage Assets. Kinetic views may also need to be represented using a series of AVRs. These locations are mapped and Viewpoint context described. No access to private properties has been obtained during the field study. Viewpoints may be categorised as follows:
- Representative Viewpoints – selected to represent the experience of different types of visual Heritage Assets, where larger numbers of Viewpoints cannot all be included individually and where the level of effects are unlikely to differ;
 - Specific Viewpoints – selected because they are key and sometimes promoted Viewpoints within the landscape; and
 - Illustrative Viewpoints – Selected specifically to demonstrate a level of effect or specific aspect (e.g. screening).
 - Key Views are those views that illustrate locations where there would be unobstructed visibility of the Heritage Asset and the Proposed Development.
- 9.3.4 The photographs have been taken using a Nikon camera using a zoom lens. The photographs used to illustrate the assessment have been ‘stitched’ together using digital imaging software to provide a ‘panorama image’, thus providing a visual context to the focus of the centre photograph. The photographs have been corrected for lens distortion and to correct changes of scale across the photograph and a cylindrical projection used to ensure consistency of scale across the panorama, vertically and horizontally when viewed on printed paper.



- 9.3.5 The work undertaken towards the production of the assessment has included desk study, fieldwork (including a site visit) and discussions with the design and assessment team (to help inform the design and assessment process).
- 9.3.6 The assessment presents mitigation options, including the enhancement of the Significance of Heritage Assets, mitigating and minimising adverse effects on the historic environment. Defining Significance of the Heritage Assets rely on professional judgement and on the information available at time of writing, thus the assessment may require revision if more information becomes available.

9.4 Settings of Heritage Assets

- 9.4.1 As defined in the Historic England Guidance Note (2017), the setting of a Heritage Asset is the surrounding landscape from where that Heritage Asset may be experienced. Designated and non-designated Heritage Assets are defined within Annex 2 of the NPPF. There may be various individual contributing attributes of a setting and these may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed and is separate from the curtilage, character and context of a Heritage Asset, although these may be found to be interrelated.
- 9.4.2 Visits to the Application Site and each of the Heritage Assets predicted to be indirectly affected by the Proposed Development, through changes to its setting, allowed the compilation of representative photographs to be taken within and towards the Application Site, where the view is interrelated to one or more Heritage Assets. No access to private properties was able to be obtained during the fieldwork.
- 9.4.3 The contribution of the current setting to the Significance of Heritage Assets was assessed (Step 2 in the Historic England Guidance Note). Identifying the contribution of setting depends on the Heritage Asset's physical surroundings and the visitor's experience of the Heritage Assets. Various individual attributes contributing to setting, likely to be affected by the Proposed Development, are assessed in terms of their individual contribution to the Significance of the Heritage Assets and an overall assessment of the contribution of the setting to the Significance of the Heritage Asset made. That contribution will vary depending on previous and proposed changes. The extent of previous changes will affect the sensitivity of the setting to further change.



9.5 Sensitivity

- 9.5.1 *“Heritage assets and their settings may contribute” to the character of an area. “The historic character of a place is the group of qualities derived from its past uses that make it distinctive.... including its original configuration and subsequent losses and changes.”* In the latest Guidance Note 3 publication, sensitivity of setting is explained as ‘the capacity of the setting to accommodate change without harm to the Heritage Asset’s Significance’.
- 9.5.2 *“Settings of Heritage Assets which closely resemble the setting at the time the asset was constructed or formed are likely to contribute particularly strongly to Significance but settings which have changed may also themselves enhance Significance, for instance where townscape character has been shaped by cycles of change over the long term. Settings may also have suffered negative impact from inappropriate past developments and may be enhanced by the removal of the inappropriate structure(s)”.* A measure of the sensitivity of the Heritage Assets is based on the indicative criteria in Table 2.
- 9.5.3 A measure of the sensitivity of the Heritage Assets is based on the indicative criteria in Table 2.

Table 8: Criteria for measuring the sensitivity of a Heritage Asset to further change

Level	Indicative criteria
Very High	The current setting has been influenced by limited degrees of incremental changes that are a reflection of the distinctive characteristics of the setting
High	The current setting has been influenced by medium degrees of incremental changes, some of which are harmonious within the original setting
Medium	The current setting has been influenced to a large degree by incremental changes, some of which are not in keeping with the original setting of the Heritage Asset
Low	Some aspects of the current setting has been compromised at specific locations within that setting such that the Heritage Asset contributes to the setting to a very limited extent
Very Low	The current setting has been widely compromised



9.6 Magnitude of impacts

9.6.1 The assessment of the magnitude of impacts is carried out on settings of designated Heritage Assets and the Heritage Asset's themselves, as applicable. The indicative criteria forming the basis for the magnitude of impact is given in Table 3.

Table 9: Criteria for measuring the magnitude of impact

Magnitude	Indicative Criteria
Very Large	Total loss of the attributes of the setting of Heritage Assets
Large	Comprehensive alterations to attributes of setting that alter the way Heritage Assets are experienced
Medium	Considerable alterations to attributes of setting that affect the character of Heritage Assets
Small	Slight alterations to attributes of setting that affect the surroundings, some of which affect the heritage values of Heritage Assets
Very Small	Slight alterations to attributes of setting that affect the surroundings but not the heritage values of Heritage Assets
No	No appreciable impact on attributes of setting



9.7 Level of effects

9.7.1 The assessment of effects is carried out on settings of designated Heritage Assets and the Heritage Assets themselves, as applicable. When assessing the effect on the setting of Heritage Assets, the sensitivity of different attributes of the setting to change is considered in conjunction with the impact of the Proposed Development. Assessing the combination of the sensitivity of the Heritage Asset and the magnitude of impact provides a resultant level of effect (see Table 4), which may be beneficial or adverse.

Table 10: Criteria for measuring the likely effects

Effect	Indicative criteria
Substantial	Profound changes to attributes of setting that represents a total alteration to the setting
Major	Comprehensive changes to attributes of setting that affect the character of Heritage Assets
Moderate	Considerable changes to wider attributes of setting, some of which affect the character of Heritage Assets
Minor	Slight changes to limited attributes of setting, some of which affect the character of Heritage Assets
Negligible	Slight changes to attributes of setting, which do not alter the character of Heritage Assets
No Change	Very slight changes to attributes of setting, which do not alter the character of Heritage Assets

9.7.2 Once mitigation has been taken into consideration, what remains are the likely residual effects which may be beneficial or adverse (see Table 5). There is often a weighing exercise involved in considering whether the overall outcome is more beneficial or more adverse, that is not reliant on a mathematical equation of greater or lesser numbers of beneficial and adverse effects. A detailed explanation of how a conclusion on the balance is arrived at is possible in circumstances where there are heritage-specific benefits. However, in projects where public benefits are wider and not heritage-specific, the judgement as to whether benefits outweigh harm needs to be made by the decision maker for the permission being sought and not the author.



Table 11: The relationship between sensitivity, magnitude that cause a level of effect

Sensitivity : Very Low ↓ Very High		Magnitude: Very small → Very Large	
		Negligible Minor Moderate Major Substantial	
Moderate or less:		Not significant	
Moderate - Major:		Potentially significant - (use professional judgement and justify if not significant)	
Major and Substantial:		Significant	

9.8 The assessment effects within the planning context

9.8.1 The criteria adopted for determining the likely residual effect is also equated to the degree of harm to the Significance of a Heritage Asset. Professional judgement has been used to translate the assessed effects of the Proposed Development to the degree of harm in accordance with the NPPF (paragraphs 193-194), which may be 'substantial harm' or 'less than substantial harm'.



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11. Glossary

11.1 General terms

Aesthetic Value	The ways in which people draw sensory and intellectual stimulation from a place.
Associative relationships	The relationship between separate Heritage Assets by association, which may include functional and visual associations.
Curtilage	The curtilage of a building (the principal building) is in general terms any area of land and other buildings that is around and associated with that principal building. The courts have considered the precise extent of curtilage on many occasions. Determining the exact curtilage of any building is a complex question and much will depend upon the facts of the individual case. The key considerations are the physical layout of the buildings; the ownership past and present; and, the function of the buildings and spaces past and present.
Communal Value	The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.
Cumulative change	Cumulative change includes permitted developments, yet to be construction, to be considered when assessing whether additional change will further detract from or enhance the Significance of a Heritage Asset
Evidential Value	The Potential of a place to yield evidence about past human activity.
Heritage Value	Heritage values represent a public interest in places, regardless of ownership. The use of law, public policy and public investment is justified to protect that public interest. Heritage values comprise of evidential value, historical value, aesthetic value and communal value.
Historical Value	The ways in which past people, events and aspects of life can be connected through a place to the present – it tends to be illustrative or associative.
Kinetic	Relating to, caused by, or producing motion. The kinetic, or dynamic, nature of a view refers to the way in which it changes as the viewer moves through a Viewing Place.
<i>in situ</i>	Anything in its natural or original position or place, also referred to as 'primary context'
Level of effect	The level of effect ('effect' for brevity) is the measure of change caused to a Heritage Asset.
Magnitude of impact	The magnitude of impact ('impact' for brevity) is the measure of disturbance of buried Heritage Assets or alterations to built



Heritage Assets.

Natural

Undisturbed natural geology accumulated without the influence of human activity

Potential

Professional judgement is used to interpolate Potential within a site by understanding the baseline information for each archaeological period within a Study Area

Setting

The setting of a Heritage Asset is the surrounding landscape from where that asset may be experienced. Attributes of a setting may have a positive or negative effect on the Significance of a Heritage Asset. The extent of the setting is not fixed. Setting is separate from the curtilage, character and context of a Heritage Asset although these may be found to be interrelated

11.2 Archaeological periods

Prehistoric

The periods from the Ice Ages to Roman occupation in AD 43

Early prehistory

Prehistory is the period of human occupation in England prior to the introduction of writing. Early P-rehistory dates from the earliest occupation, Palaeolithic to the Mesolithic – up to 4001 BC
800,000 years ago - 10,000 BC.

Palaeolithic

Circa 10,000 BC – 4,000 BC.

Mesolithic

Neolithic

Circa 4000 BC - 2300 BC.

Late Neolithic to Early Bronze Age

The continued use of stone implements and of ritual and burial monuments results in a considerable overlap.

Bronze Age

Circa 2300 BC-700 BC.

Early Bronze Age

This early part of the Bronze Age is characterised by the use of copper, and to a limited extent, bronze.

Late Bronze Age

This early part of the Bronze Age is characterised by the more frequent use of bronze and less frequent use of copper.

Iron Age

Circa 700 BC – AD 43

Romano-British

Circa AD 43 - 450

Early Medieval and Saxon

Circa AD 450 -1066

Medieval

Circa AD 1066 -1540

Post-medieval

Circa AD 1540 - 1900

Modern

1901 AD - 2050 AD



12. Historic Environment Record Data

Table 12: Historic Environment Record Data

Name of Heritage Asset	Heritage Asset reference	Date
Prehistoric artefact scatter	MWB12155	500000 BC to 42 AD
Langley (Park) DMV	MWB2219	1066 AD to 1539 AD
Ancient trackway	MWB4436	Undated
Newbury to Abingdon Toll Road	MWB6194	18 th - Late 19 th century
The Langley Hall Inn, Worlds End, Beedon	MWB19241	18 th century
Second lodge near Langley Lodge, Beedon	MWB20391	18 th - 19 th century
Site of the first lodge near Langley Lodge, Beedon	MWB20390	18 th - 19 th century
Britwell Farm (formerly Crossroads Farm)	MWB16901	18 th - Late 19 th century
51-56 Worlds End, Beedon	MWB21971	Late 19 th century
Site of Wesleyan Methodist Chapel, World's End	MWB15797	Mid 19 th – 20 th century
Old Bothampstead Road, World's End	MWB15516	Undated
Open Country House	MWB16900	Late 19 th century



13. Listed building

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: LANGLEY HALL

List Entry Number: 1136029

Location LANGLEY HALL

The building may lie within the boundary of more than one authority.

County:

District: West Berkshire

District Type: Unitary Authority

Parish: Beedon

National Park: Not applicable to this List entry.

Grade: II

Date first listed: 28-Feb-1986

Date of most recent amendment: Not applicable to this List entry.

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 39833

Asset Groupings

This List entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List Entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

BERKSHIRE BEEDON NEWBURY

BEEDON SU 47 NE 8/19 Langley Hall II House, now public house. Late C18 with C20 alterations and extensions. Painted render; tiled roof. Rectangular plan running north to south with small parallel extension on west and C20 extension of no special interest to north. 2 storeys, band at first floor, dentil eaves, flanking chimneys. East elevation:- 3 tripartite windows with central sash flanked by casements; 4 light casements on ground floor flanking central boarded door with cambered head.

Listing NGR: SU4842976126



Selected Sources

Legacy Record - This information may be included in the List Entry Details
National Grid Reference: SU 48429 76126