



making sense of heritage

Willow Tree Works, Swallowfield, Berkshire

Archaeological Desk Based Assessment



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March 2014



**Willow Tree Works,
Swallowfield, Berkshire**

Archaeological Desk Based Assessment

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Front Cover: John Speede's 1610 County Plan of Berkshire



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Summary

Wessex Archaeology was commissioned by Bellway Thames Valley to prepare an archaeological desk based assessment of land at Willow Tree Works, Swallowfield, Berkshire centred on National Grid Reference (NGR) 472397 164986. This statement will support a planning application for the construction of a residential development on site, to be submitted to Wokingham Borough Council.

The aims of this study were to assess the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the proposed development on this resource. The Berkshire Historic Environment Record was consulted within a 1km Study Area around the site, in order to provide the context for the discussion and interpretation of the known and potential resource. A GIS-based Viewshed Analysis was undertaken, and a theoretical Zone of Visual Influence (ZVI) was created within a 5km radius from the site, with designated heritage assets within it identified. The theoretical ZVI was then tested during the site visit in order to establish whether the development would result in adverse impacts to the settings of designated heritage assets within the wider landscape.

The Viewshed Analysis has identified that a number of Scheduled Monuments and Grade I and II* Listed Buildings are located within the theoretical ZVI. However, the site visit ascertained that due to intervening buildings and trees, meaningful intervisibility could not be identified between any of these assets and the site. Therefore, the proposed development is considered unlikely to result in an adverse impact to the settings of any of these designated heritage assets.

This assessment has established that there is an archaeological interest within the site. This is defined as the potential for the presence of buried archaeological remains. This potential is defined as high for modern remains, medium for post-medieval and 19th-century features and unknown for remains of a Prehistoric, Romano-British, Anglo-Saxon and medieval date. However, due to a lack of previous archaeological investigation, the potential for and significance of any such archaeological remains could not be accurately assessed on the basis of the available evidence.

Whilst it is considered that the Historic Landscape Character (HLC) of the site does not currently reflect the previous landscape character, retaining little of the medieval agrarian landscape, the potential development could be considered to adhere to the current mixed nature of the HLC which surrounds the modern village. This is particularly true for the HLC of the eastern extent of Swallowfield village, comprised primarily of medium density modern residential properties, which will come to also characterise and define the proposed development.

Due to a lack of previous intrusive investigation, the presence, location and significance of any buried heritage assets within the site cannot currently be confirmed on the basis of the available information. As such, it is likely that additional archaeological investigations may be required. These may include a programme of trial trenching in the first instance. The need for scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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The report was researched by Rebecca Wills and compiled by Amy Farrington McCabe. The illustrations were prepared by Amy Farrington McCabe and Alix Sperr. Andrew Manning and Alexandra Grassam managed the project on behalf of Wessex Archaeology.



Willow Tree Works, Swallowfield, Berkshire

Archaeological Desk Based Assessment

1 INTRODUCTION

1.1 Project background

1.1.1 Wessex Archaeology was commissioned by Bellway Thames Valley to prepare an archaeological desk based assessment (hereafter 'DBA') of land at Willow Tree Works, Swallowfield, Berkshire centred on National Grid Reference (NGR) 472397, 164986 hereafter 'the Site', (**Figure 1**).

1.1.2 This statement will support a planning application for the construction of a residential development on the Site, to be submitted to Wokingham Borough Council.

1.2 The Site

1.2.1 The Site is situated off Swallowfield Street at the western periphery of the village of Swallowfield, approximately 8km to the south of the centre of the town of Reading.

1.2.2 The Site covers approximately 3ha and is occupied by the warehouses and structures of the Willow Tree Works, currently occupied by Winkworth Machinery Ltd. The western extent of the Site consists of a grass enclosure.

1.2.3 The Site is bound by pasture to the west, residential housing to the south and east and by Swallowfield Street to the north. Situated on a gently sloping plot, the Site is at 44m above Ordnance Datum (aOD) at the northern extent on the site, decreasing to 43m (aOD) at the southern extent of the Site.

1.2.4 The underlying geology is mapped as London Clay Formation, sedimentary bedrock of clay, silt and sand with superficial river terrace deposits of sand and gravel (British Geological Survey Sheet 268 - Reading).

2 METHODOLOGY

2.1 Scope of document

2.1.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on the Heritage Assets that embody that significance.

2.1.2 The Historic Environment, as defined in National Planning Policy Framework (NPPF 2012): Annex 2, comprises:



'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.1.3 NPPF Annex 2 defines a Heritage Asset as:

'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2 Aims

2.2.1 The specific aims of this assessment are to:

- *outline the known and potential heritage assets within the Site based on a review of existing information within a Study Area extending 1km from the site boundary;*
- *assess the significance of known and potential heritage assets through weighted consideration of their valued components; and*
- *assess the impact of potential development or other land changes on the significance of the heritage assets and their setting.*

2.3 Study area

2.3.1 The recorded historic environment resource within a 1km Study Area around the Site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the Site (**Figure 1**).

2.4 Sources

2.4.1 A number of publicly accessible sources of primary and synthesised information were consulted. Sources consulted comprise:

- *The Berkshire Historic Environment Record (BHER), comprising a database of all recorded archaeological sites, find spots, and archaeological events within the county.*
- *National heritage datasets including The National Heritage List for England (NHLE), Images of England, PastScape, Viewfinder, NMR Excavation Index, and Parks and Gardens UK.*
- *Relevant primary and secondary sources held at the Berkshire Records Office, and in Wessex Archaeology's own library. Both published and unpublished archaeological reports relating to excavations and observations in the area around the Site were studied.*

2.4.2 A bibliography of documentary, archive, and cartographic sources consulted is included in the **References** section of this report.

2.5 Setting

2.5.1 In addition to the 1km Study Area, the wider visual setting of the Site was also considered for the purposes of this Study. A GIS Viewshed Analysis was carried out within a 5km radius from the Site, in order to determine a theoretical Zone of Visual Influence (ZVI).



Designated heritage assets which lay within the ZVI, comprising World Heritage Sites, Scheduled Monuments, Grade I and II* Listed Buildings and Grade I and II* Registered Parks and Gardens, were identified.

- 2.5.2 Any indirect impacts resulting from the proposed development upon the settings of these monuments was then assessed during the Site Visit (see below).

2.6 Viewshed analysis

- 2.6.1 Viewshed analysis is a commonly applied visibility analysis technique where the output produces a Zone of Visual Influence (ZVI) mapping the area which theoretically shares intervisibility with the Site. The ZVI provides a means of modelling where in the landscape a theoretical observer would be able to see a target point within the Site based on a digital terrain map (DTM). This is calculated using:

- *The Landform Panorama DTM, a 'bare earth' terrain model of 50m horizontal resolution provided by Landform Panorama.*
- *A single target point height, positioned at the most topographically prominent point within the Site boundary, set to 10m representing the approximate height of the proposed housing development.*
- *Observer heights were set to 1.6m representing the eye height of an average person.*

- 2.6.2 Since this process is based on a 'bare-earth' model which takes no account of surface forms and features (including trees, vegetation, buildings and other structures) the inclusion of a heritage asset within the theoretical ZVI should not be conflated with 'real-world' intervisibility.

- 2.6.3 The value of the theoretical ZVI is as an aid to identifying an area within which heritage assets and settings possessing views that contribute to their significance may be effected by the proposed development.

2.7 Site visit

- 2.7.1 The Site was visited on March 19th 2014. The aim of the visit was to assess the general aspect, character, condition and setting of the Site and to identify any potential impacts not evident from secondary sources. Weather conditions were dry but overcast. A fieldwork record comprising digital photography is held in the project archive.

- 2.7.2 The Site visit aimed to identify any designated heritage assets within the wider setting of the Site, which might be considered potential sensitive receptors to the proposed development, by comparing the theoretical ZVI produced by the Viewshed Analysis to the actual views available of the landscape surrounding the Site. Any heritage assets which were identified as located within the theoretical ZVI were assessed to see if intervisibility could in actual fact be established. Note was made of any intervening vegetation, housing or landscape features which may have prevented meaningful views between the Site and the monument in question.

2.8 Assessment criteria

- 2.8.1 Assessment of the significance of a site sets out to identify how particular parts of a place and different periods in its evolution contribute to, or detract from, identified heritage values associated with the site. This approach considers the present character of the site based on the chronological sequence of events that produced it, and allows management strategies to be developed that sustain and enhance the significance of heritage assets.



2.8.2 Significance (for heritage policy) is defined in NPPF Annex 2 as:

'the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

2.8.3 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by English Heritage in the document *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment* (2008). Within this document significance is weighed by consideration of the potential for the asset to demonstrate the following value criteria:

- **Evidential value:** deriving from the potential of a place to yield evidence about past human activity;
- **Historical value:** deriving from 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;
- **Aesthetic value:** deriving from the ways in which people draw sensory and intellectual stimulation from a place;
- **Communal value:** deriving from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects.

2.8.4 The overall significance of heritage assets and their settings is decided in line with criteria laid out in **Table 1** below:



Significance	Factors Determining Significance
International	World Heritage Sites Assets of recognised international importance Assets that contribute to international research objectives
National	Scheduled Ancient Monuments Grade I and Grade II* Listed Buildings Grade I and Grade II* Registered Parks and Gardens Undesignated assets of the quality and importance to be designated Assets that contribute to national research agendas
Regional	Grade II Listed Buildings Grade II Registered Parks and Gardens Assets that contribute to regional research objectives
Local	Locally listed buildings Assets compromised by poor preservation and/or poor contextual associations Assets with importance to local interest groups Assets that contribute to local research objectives
Negligible	Assets with little or no archaeological/historical interest
Unknown	The importance of the asset has not been ascertained from available evidence

Table 1: Summary of Factors for Determining Significance of Heritage Assets

2.9 Chronology

2.9.1 Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

Modern	1900 – Present	Romano-British	AD 43 – 410
19 th Century	1800 – 1899	Iron Age	700 BC – AD 43
Post-medieval	1500 – 1799	Bronze Age	2400 – 700 BC
Medieval	AD 1066 – 1499	Neolithic	4000 – 2400 BC
Saxon	AD 410 – 1066	Mesolithic	8500 – 4000 BC
Post-Roman	AD 410 – 650	Palaeolithic	650000 – 9500 BC

2.10 Best practice

2.10.1 This assessment has been carried out in accordance with the Institute for Archaeologists' *Standard and Guidance for desk based assessment* (IfA 2012).

2.11 Assumptions and limitations

2.11.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.



2.11.2 The records held by the BHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.

2.12 Copyright

2.12.1 This report may contain material that is non-Wessex Archaeology copyright (e.g. Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which we are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

3 PLANNING BACKGROUND

3.1 Introduction

3.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

3.1.2 The following section provides details of the national, regional and local planning and legislative framework governing the treatment of archaeological remains within the planning process.

3.2 National Planning Policy Framework

3.2.1 The National Planning Policy Framework (NPPF) was published by the Department for Communities and Local Government (DCLG) in March 2012, replacing Planning Policy Statement 5.

3.2.2 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

3.2.3 The aim of NPPF Section 12 is to ensure that Regional Planning Bodies and Local Planning Authorities, developers and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

3.2.4 To summarise, government guidance provides a framework which:

- *recognises that heritage assets are an irreplaceable resource;*
- *requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance;*



- *takes into account the desirability of sustaining and enhancing the significance of heritage assets and their setting;*
- *places weight on the conservation of designated heritage assets (which include World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas);*
- *requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.*

3.3 Local Development Framework

- 3.3.1 The Site is located within the administrative boundaries of Wokingham Borough Council.
- 3.3.2 The Wokingham Borough Managing Development Delivery Document - Local Plan (adopted February 2014) provides policies which govern and control development across the district, including planning policies and guidance relating to both designated and undesignated heritage assets
- 3.3.3 Policies relating to heritage which are relevant to the present scheme are presented in **Appendix 2**.

4 BASELINE RESOURCE

4.1 Introduction

- 4.1.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from sources listed above. The aim is to establish the known and potential resource which could be affected by the development.
- 4.1.2 A gazetteer of the heritage assets and findspots referred to in the text is provided in **Appendix 1**. Assets are numbered from **1 - 85** with a **WA** prefix for ease of reference. An overall illustration showing sites in the gazetteer is provided in **Figure 1**.

4.2 Previous studies

- 4.2.1 A desk based assessment has previously been conducted for the Site by John Moore Heritage Services (2003) for the current occupants of the Willow Works, Winkworth Machinery Ltd.
- 4.2.2 A desk based assessment undertaken at Land at Sheepbridge Cottage by Cotswold Archaeology (2013) identified a high potential for archaeologically significant remains within the area, as indicated by the cropmarks of a probable settlement complex. These cropmarks had previously been identified by Wessex Archaeology (1999), as part of an aerial photographic assessment of evidence for Later Prehistoric and Romano-British settlements to the south of Reading.
- 4.2.3 An archaeological evaluation by Wessex Archaeology in 1982 (Berkshire Archaeological Society 1991) at a multi-period cropmark complex, situated at Riseley Farm approximately 970m to the south-east of the Site. This identified a double-ditched rectangular enclosure,



a curvilinear enclosure ditch and a ring-ditch dating from the early-middle Bronze Age to the first century AD.

- 4.2.4 The Loddon Valley field walking survey, undertaken between 1990 and 1991 (Ford 1997), aimed to increase archaeological evidence and understanding within the region as part of a long term development strategy. The survey revealed numerous sites and find spots ranging between the Mesolithic and Medieval periods across the county of Berkshire, with multiple finds discovered across the Willow Tree Study Area.
- 4.2.5 Oxford Archaeotechnics Ltd (1993) undertook a magnetic susceptibility, magnetometer survey and augering at Wyvols Court Farm approximately 460m to the south of the Site. The survey revealed a single linear feature, however, the auger survey revealed no archaeological deposits.
- 4.2.6 A watching brief by Thames Valley Archaeological Services (1994) during the installation of a pipeline at Swallowfield, approximately 425m north-west of the Site, revealed a single prehistoric worked flint with no archaeological features observed.
- 4.2.7 In 1996, during works on a cable replacement, Wessex Archaeology (1997) undertook a watching brief on the Scheduled circular moated site (**WA25**) at Sheepbridge Court, to the north of the Site. The presence of a dump deposit laying on the outer edge of the moat was uncovered, possibly the remnants of a bank, although, no datable artefacts were recovered from this material. Additional works at Sheepbridge Court by Berkshire Thames Valley Archaeological Services (2005) did not reveal any archaeological deposits or finds.
- 4.2.8 Approximately 145m south of the Site at Trowes Lane, Foundations Archaeology (1999) conducted an archaeological evaluation, which identified no finds or features. Further work off Trowes Lane by John Moore Heritage Services (2010) revealed a demolition layer, containing 19th and 20th century pottery.
- 4.2.9 A watching brief by Thames Valley Archaeological Services (2003) at Lambs Farm revealed no archaeological deposits or finds, in spite of a scatter of medieval pottery having previously been identified in the immediate vicinity. Later investigations at Lambs Farm by John Moore Heritage Services (2004 & 2007) revealed a further absence of archaeological features on site.
- 4.2.10 The Grade II Listed Park and Garden of Swallowfield Park (**WA31**) situated to the east of the Site, has also been a focus of archaeological investigation.
- 4.2.11 Oxford Archaeological Unit (2001) undertook a desk based assessment of the park and a Historic Landscape Management Plan was produced by Parklands Consortium Limited (2007).
- 4.2.12 In 2010 Northamptonshire Archaeology (2010a) undertook a magnetic gradiometer survey within the grounds of the park, in order to examine a former ornamental canal and garden. As a result of the geophysical results Northamptonshire Archaeology (2010b) implemented a programme of archaeological trial trenching, targeting identified magnetic anomalies, revealing features associated with the ornamental canal.

4.3 Statutory and local heritage designations

Site

- 4.3.1 The Site contains no designated heritage assets within its limits.



Study Area

- 4.3.2 A single Scheduled Monument (**WA25**) is situated approximately 370m to the north-west of the Site, comprising a circular moated site and associated fishponds of probable medieval date.
- 4.3.3 Further designated heritage assets within the Study Area comprise a single Grade I Listed Building (**WA23**), three Grade II* Listed Buildings (**WA37, 43 & 46**) and twenty Grade II Listed Buildings (**WA32-36, 38-42, 44-45, 47-49 & 54-58**).
- 4.3.4 The boundary of the Grade II Park and Garden of Swallowfield Park (**WA31**), is located approximately 60m to the east of the Site, and contains the single Grade I Listed Building (**WA23**), a Grade II* Listed Building (**WA44**) and nine Grade II Listed Buildings (**WA32-34, 45, 46, 48, 54, 56 & 57**).

Wider context

- 4.3.5 The Viewshed Analysis identified that a number of additional designated heritage assets within the Site's wider context were located within the theoretical ZVI (**Figure 4**). These comprise four Scheduled Monuments, three Grade I and six Grade II* Listed Buildings and a Grade II* Registered Park & Garden, in addition to the heritage assets located within the Study Area, outlined above. The Viewshed Analysis did not identify any World Heritage Sites within the theoretical ZVI.
- 4.3.6 The designated heritage assets within the theoretical ZVI are therefore highlighted as theoretically sharing intervisibility with the Site. However, potential intervisibility does not necessarily indicate that the Site forms part of the settings of these designated assets.

4.4 Archaeological and historical context

- 4.4.1 The following section provides a brief summary of the archaeological and historical development of the Site and the Study Area, compiled from the sources listed above. The potential for the likelihood of as yet unrecorded archaeological remains within the Site is informed by the consideration of the known heritage assets recorded within the 1km Study Area surrounding the Site, in conjunction with the geology and topography of the area.
- 4.4.2 The archaeological records obtained from BHER and other sources are illustrated in **Figure 1** and listed in **Appendix 1**.

Prehistoric and Romano-British

- 4.4.3 The position of the Site within the landscape, between the confluence of the River Loddon and Blackwater River, approximately 2-3m aOD above the river, may have offered a favourable location for occupation during the prehistoric period. The propensity for human activity to occur within river valleys and alluvial contexts, often in association with seasonal occupation, suggests the possibility that the Site and its environs were exploited during the prehistoric period.
- 4.4.4 A total number of eighteen find spots of prehistoric date (**WA1-18**) are recorded within the Study Area. The findspots consist of a single Mesolithic worked flint (**WA1**), found approximately 970m north-west of the Site, and with two Neolithic flint implements (**WA2**) discovered within the grounds of Swallowfield Park (**WA31**). The remainder of prehistoric finds within the Study Area have no definitive date but are of 'prehistoric' typologies. A sherd of prehistoric pottery (**WA3**) was uncovered at Swallowfield Park during archaeological trial trenching, with multiple flint flakes, blades and scrapers uncovered across the Study Area (**WA4-17**), primarily as a result of the Loddon Valley Survey (Ford



1997). The Loddon Valley survey identified a single flint scatter site (**WA18**), with a concentration of six flint tools, included cores, scrapers and flakes.

- 4.4.5 The frequency of Prehistoric findspots across the area supports the suggestion that the region may have been widely settled during the Prehistoric period, with pollen analysis of cores from Riseley Farm (c. 1.7km to the south of Site) revealing arable farming of cereals occurring within the early-middle Bronze Age, with the landscape developing into a largely wet grassland environment by the middle Iron Age (Ford 1997).
- 4.4.6 The nearest large Romano-British centres to the Site are *Calleva Atrebatum* (near Silchester), approximately 10km to the south-west of the Site, and an unnamed settlement at Caversham, a suburb of Reading 10km to the north. The putative route of the Roman *Calleva Atrebatum* to London road is also thought to be situated approximately 2km to the south of the Site (Fulford 2010).
- 4.4.7 There is limited evidence relating to Romano-British activity recorded within the Study Area, with a sherd of Roman pottery (**WA20**) discovered during the Loddon Valley Survey and a single fragment of Roman tile (**WA21**) discovered in the Blackwater River during the 1940s. A cropmark complex (**WA19**) of probable Iron Age or Romano-British date has also been identified approximately 520m to the south-east of the Site. Whilst no invasive archaeological investigations have found any supporting evidence, it remains possible that Swallowfield was occupied during this period, due to its proximity to emerging administrative centres and regional transport network.

Anglo Saxon and medieval

- 4.4.8 Whilst no physical finds or archaeological evidence dating to the Anglo-Saxon period have been found within the Site or the Study Area, the surrounding landscape was likely settled during this period as indicated by name typology and later documentary sources.
- 4.4.9 The name Swallowfield derives from the Old English '*feld*' meaning open country, usually referring to an area of deforested or unencumbered level ground and '*Swalewe*' of unknown origin, thought to refer to the name of a river, to give 'River Swalewe open land' (University of Nottingham 2013). Although no River Swalewe is present on any available cartographic sources, it is possible that the River '*Swalewe*' is the former name for the Blackwater River.
- 4.4.10 Listed in the Domesday Book under three separate manors, there appears to have been multiple settlements within the Study Area, though their precise location is unknown. Sualesfell and Soanesfelt, were the larger of the three and owned by the King himself, having 30 households and eight villagers, eight smallholders, two slaves respectively, with Soanesfelt having twelve acres of meadow and associated woodland. Solafel was owned by Stephen, son of Erhard, having one smallholder and 'five' other, as well as a small portion of ploughlands (Open Domesday 2013).
- 4.4.11 It has been suggested by Oxford Archaeology (2001) that the manors appear to have been divided by natural topographic features within the region. It is probable that one of the largest of the settlements may have been focused around the Grade I Listed Church of All Saints (**WA23**), a 12th century parish church situated in Swallowfield Park (**WA31**) at the eastern extent of the contemporary settlement.
- 4.4.12 The moated medieval Scheduled Monument (**WA25**) at Sheepbridge court, north of the River Loddon may have formed the foci for a secondary settlement. It is speculated by Oxford Archaeology (2001) that a predecessor to Wyvols Court may have formed a separate manor. Cropmark features interpreted as a possible deserted medieval village,



south of Lamb's Farm (**WA83**) may have also be a theoretical location for one of the Domesday settlements.

- 4.4.13 In spite of archaeological excavations within the Study Area, archaeological features within the region of an identifiable medieval date are limited; however, there is evidence indicative of settlement activity in close proximity to the Site. The presence of multiple medieval pottery sherds (**WA26-30**) and the 12th century parish church of All Saints (**WA23**) indicates the presence of a medieval settlement within the vicinity.
- 4.4.14 The medieval landscape would have been dominated by the Swallowfield Deer Park (**WA31**), established in 1354. The parks boundary would have prevented any eastward expansion of the medieval settlement of Swallowfield. The Deer park was disparked in 1542, however, the boundary of the park is still respected today, with little to no development occurring within its grounds (Victoria County History 1923).
- 4.4.15 It is known from documentary sources that the western extent of area was succeeded to the Earls of Salisbury as early as 1236 and included within the Wiltshire parish boundaries until 1844 (Victoria County History 1923). However, Saxton's 1575 County Map of Hampshire, Speede's 1610 County Map of Berkshire and the 1666 Keer plan (**Figure 2**) show that parts of the parish were also situated within the Hampshire county boundary. These boundaries appear to change throughout the later medieval period, with Nordon's 1595 Hampshire omitting the settlement from the plan entirely.

Post-medieval to modern

- 4.4.16 The location of the Site and Study Area seems to have remained essentially agricultural throughout the post-medieval period. With the exception of the suggested piecemeal expansion of the village of Swallowfield, there is no indication of any significant developments during much of this period, with no evidence of intensive industrial activity or of a rapidly increasing population uncovered (Oxford Archaeology 2001, Victoria County History 1923).
- 4.4.17 Distributed across the Study area a total of fifteen post-medieval Grade II Listed Buildings (**WA32-36, 38-42, 44-45 & 47-49**), three Grade II* Listed Buildings (**WA37, 43 & 46**) and a non-designated structure (**WA53**), provide sizable post-medieval archaeological evidence and are primarily related to the manor at Swallowfield Park (**WA31**) or to domestic occupation and agricultural practice.
- 4.4.18 Further post-medieval undesignated heritage assets include the Former ornamental canal and associated features at Swallowfield Park (**WA 51**), the Reading South Turnpike (**WA52**) and linear cropmarks associated with a post-medieval structure, thought to also be of post-medieval origin (**WA50**).
- 4.4.19 During the early post-medieval period the manor house at Swallowfield Park (**WA44**) was extensively developed, with the main mansion rebuilt and works to landscape the surrounding grounds undertaken.
- 4.4.20 The intensification of agricultural practices was largely characterised by the enclosure of former open fields and commons under the Inclosure Acts and Commons Acts of 1773 - 1882 which allowed the land-owner or tenant to improve the land in ways not previously possible. This resulted in the abandonment of the ridge and furrow system and the widespread enclosure of the landscape, which was largely complete by the mid-19th century. In 1806 a settlement was reached with local land owners to enclosure the commons and open field systems surrounding the village. The division of Swallowfield

Parish into two separate counties resulted in the production of multiple enclosure awards for the Study Area. Unfortunately, the Swallowfield Berkshire Enclosure Award, produced in approximately 1816, does not contain the Site boundary. Omitted from the later 1842 Swallowfield Tithe, it is not known when the Site became formerly enclosed or whether this was a piecemeal process.

- 4.4.21 A total of five Grade II Listed Buildings (**WA54-58**) are dated to the 19th century, with it likely that much of the surrounding village developed during in period. This expansion was perhaps in part due to the turn piking of the Reading South Road (**WA52**) which provided better transport and communication links in the area.
- 4.4.22 The first edition of Ordnance Survey mapping produced in 1872 shows the site to be agrarian, divided into approximately three medium to large enclosures, with a small strip enclosure at the southern extent. A small copse of trees also appears at the southern extent (**Figure 3**).
- 4.4.23 The 1899 OS edition shows little change to the Site, with the land still under pasture at this time, with the loss of both the small strip field boundary and partial loss of the tree plantation at the southern extent. The copse of trees appears to have been replaced by a pond as demarcated on the 1911 OS and 1968 editions (**Figure 3**).
- 4.4.24 The Site appears to have remained undeveloped still in the early 20th century with changes limited to the loss of an east-west aligned field boundary at the centre of the Site, the expansion of the pond at the southern extent, and the erection of a small structure at the centre of the site, adjacent to the central field boundary (**Figure 3**).
- 4.4.25 By 1968 the Site had undergone partial development, with industrial structures erected at the central and eastern extent of the Site and former field boundaries adapted as drainage for the Site. Drainage for these structures appears to have been restricted to the eastern extent of the Site, with no development occurring within the western extent (**Figure 3**).
- 4.4.26 The final footprint for the Site appears to have been completed during the late 20th century and early 21st century, with the 1990 OS showing little development since the 1970s.
- 4.4.27 A total of four modern non-designated structures have been identified within the Study Area (**WA63-66**). These features all relate to 20th century World War II military defensive features, and comprise three pillboxes (**WA64-66**) and tank traps (**WA63**). Situated on roadsides across the Study Area, they were likely to have been constructed in 1940 as part of a nationwide initiative to prevent the advancement of troops in the event of German Invasion (Lowry 1996).
- 4.4.28 The surrounding landscape during this period appears to have experienced rapid boundary loss through the enlargement of enclosures, with intermittent modern development from the surrounding villages/ hamlets including the expansion of Swallowfield.

Unknown

- 4.4.29 A total of nineteen undated features are recorded within the Study Area, eight of which comprise of pottery sherds found during field walking, as part of the Loddon Valley Survey (**WA71-78**). Two of these Sherds (**WA76 & 77**) were discovered within the western extent of the Site.



- 4.4.30 The remainder are cropmarks identified on aerial photographs (**WA69-70, 79-84**) and features for which no dating evidence was available during geophysical survey or excavation (**WA67, 68 & 85**).

4.5 Historic Landscape Character

- 4.5.1 A Historic Environment Character (hereafter 'HEC') for Wokingham Borough Council has been undertaken as part of a wider landscape character assessment for the region. However this assessment is not Site specific, and portrays a general overview for settlement pattern and land use for the entire district council.
- 4.5.2 As a result the following landscape characterisation has been taken from historic cartographic sources and assessment of the contemporary settlement.
- 4.5.3 The Site itself is divided in two, with the western extent of the Site characterised as a grass enclosure, and the eastern extent as industrial in nature.
- 4.5.4 The former legibility of the Site could potentially be characterised as re-organised piecemeal enclosure, though the unavailability of the Swallowfield Enclosure Plan for the Wiltshire apportionment at the time of production prevents an accurate assessment.
- 4.5.5 The surrounding settlement to the east and south could be characterised as a 'planned estate' consisting of medium density housing arranged in a cul-de-sac pattern, with only fragmentary remains of the former historic core still visible. This former legibility is primarily related to the overall settlement plan, with the main roads of the contemporary village respecting those of the post-medieval settlement.
- 4.5.6 The surrounding landscape to the north, south and west is dominated by arable land, with the east characterised by Swallowfield Park and further arable land.

4.6 Site Visit and Setting

- 4.6.1 The Site visit aimed to identify any designated heritage assets within the wider context of the Site which might be considered potential sensitive receptors to the proposed development, by comparing the theoretical ZVI produced by the Viewshed Analysis (**Figure 4; Appendix 3**) to the actual views available of the landscape surrounding the Site (see **Section 2.5**).
- 4.6.2 Other aspects of the landscape were also considered in order to attempt to establish whether the Site constituted or contributed to the setting of any monuments within the theoretical ZVI, in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2012). The above guidance states that:
- 4.6.3 “*Setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*”.

Site Visit

- 4.6.4 The eastern extent of the Site is demarcated by a perimeter wall to the east and a partial hedgerow at its the northern boundary (**Plate 1**) with a north-west aligned drainage channel, at a depth of approximately 1m, observed extending through the central part of the Site (**Plate 2**). The eastern extent was occupied predominantly by warehousing, industrial buildings and equipment and hard standing surfaces (**Plates 3, 4 & 5**), with an office building and associated car park situated in the north-eastern extent, fronting onto Swallowfield Street (**Plate 6 & 7**).



- 4.6.5 The western extent of the Site comprised a strip of grassland, which was bounded to the north, south and west by a belt of well-established conifers (**Plate 8**). Planted shrubs and bushes separated the northern portion of this area from the main complex to the east (**Plate 9**). A slight ridge of raised ground noted along the eastern edge of this area may be indicative of previous landscaping. Two areas of dumped waste material were also observed towards the southern extent (**Plate 10**).
- 4.6.6 The entire southern and eastern extents of the Site are bound by mature trees to the south and east (**Plate 8 & 10**).
- Current Setting*
- 4.6.7 It is felt that the contemporary mixed character of the village does not reflect the variation of the former historic character of Swallowfield, with the remnants of this former character highly fragmented. The historic core of the village is now largely replaced and surrounded by modern planned residential properties. However, these developments appear to have been constructed with some regards to the historic character by respecting the historic boundaries of Swallowfield Park.
- 4.6.8 The Site was generally well-concealed within the wider landscape due to the surrounding residential properties within the village (**Plate 11**), with vegetation providing further screening along the Site's boundaries. No intervisibility could be established with the designated heritage assets located within the 5km ZVI to the south and east. Similarly, the established tree-line along the Site's western perimeter provided a substantial visual barrier, preventing any intervisibility with the ZVI assets to the west and north-west.
- 4.6.9 Owing largely to proximity, it was confirmed that the Site entrance can be discerned, albeit with difficulty, within a short distance from the south-western limit of the Grade II Listed Swallowfield Park (**Plate 12**). Views into the Site itself were restricted by intervening residential development along Swallowfield Street, which, in combination with natural topography and vegetation cover, screened both the remainder of the park and all other heritage assets in the wider landscape to the north and north-east.
- 4.6.10 Due to the both the loss of former historic character as a result of modern development and the limited degree of intervisibility, at present the Site is not considered to contribute towards the setting of Swallowfield Park (**WA31**).

5 SUMMARY OF HERITAGE ASSETS

5.1 Introduction

- 5.1.1 The planning policies listed in **Section 3** aim to promote development proposals that will preserve, conserve and, where possible and appropriate, enhance the historic environment, and that will seek to avoid or mitigate against harm.
- 5.1.2 In line with national and local planning policies, development proposals which have the potential to affect designated and non-designated heritage assets and their settings will be permitted only where it can be demonstrated, along with sufficient evidence, that the asset would be conserved and, where appropriate, enhanced.



5.1.3 A description of the significance of heritage assets directly affected by the proposed development, based on the current level of available information, is presented below in line with current planning policy (NPPF Ch.12 Para.128).

5.2 Known heritage assets within the Site

Designated heritage assets

5.2.1 No designated heritage assets are located within the Site.

Non-designated heritage assets

5.2.2 No undesignated heritage assets are located within the Site.

5.3 Known heritage assets within the Study Area

Designated heritage assets

5.3.1 A single Scheduled Monument, Grade I Listed Building and Grade II Park and Garden are situated within the Study Area. Three Grade II* Listed Buildings and a total of 20 Grade II Listed Buildings are also present.

Non-designated heritage assets

5.3.2 A total of 59 undesignated heritage assets are located within the Study Area.

5.4 Potential buried archaeological remains

5.4.1 Based on the evidence presented within the baseline resource (**Section 4**) there is considered to be the potential for as yet unknown buried archaeological remains within the Site relating to the following periods:

- *Prehistoric;*
- *Romano-British;*
- *Anglo-Saxon;*
- *medieval;*

5.4.2 This is summarised in **Table 2, Section 5.7**.

5.5 Heritage assets within the theoretical ZVI

Designated heritage assets

5.5.1 No designated heritage assets are located within the Site.

5.5.2 There are four Scheduled Monuments, three Grade I Listed Buildings, six Grade II* Listed Buildings and a single Grade II* Register Park and Garden within the theoretical ZVI. None of these are considered to be affected by the potential development, and this is discussed in **Section 6**. The remainder have been scoped out of any further assessment (**Figure 4**).

5.6 Assessment of survival and previous impacts

5.6.1 No additional archaeological features were identified as being present during the Site visit.

5.6.2 Cartographic evidence shows that the Site has been in continual use as agricultural land from the post-medieval period up until the 19th century and was likely used as such throughout the historic period. Prolonged agricultural practices within the area may have caused disturbance to archaeological features pre-dating the medieval period.



- 5.6.3 Due to a lack of former archaeological investigations on Site, the scale and extent of the impact of the structures upon archaeological deposits (where present) is currently unknown. However, damage associated with the excavation of building foundations, drainage and other services is likely to have occurred at the eastern extent.
- 5.6.4 The cartographic evidence suggests that the field boundaries encompassing the Site, demarcated by mature trees, hedgerows and later brick walling, have remained unaltered since the 19th century, implying that the impacts associated with the post-medieval field boundaries and modern structures are likely to be limited to the construction of the buildings.
- 5.6.5 It is possible that the 20th-century industrial structures have impacted upon the western green field extent of the site, with drainage associated with the Willow Works potentially truncating any archaeological remains.

5.7 Summary

- 5.7.1 The following table presents a summary of the known and potential heritage assets within the Site and Study Area.
- 5.7.2 The risk of encountering heritage assets has been given a rating, calculated using professional judgement based on the various datasets assessed during the course of the study.
- 5.7.3 A survival rating has been determined following a review of previous impacts identified within the site, based on a site visit, cartographic sources and other relevant site information (e.g. HER event records).



Risk	Period and Description		Significance	Value	Survival
High	Modern	The standing structures of the Willow Tree works remain on the eastern extent of the Site. The associated drainage may also be encountered elsewhere on Site. Any evidence uncovered would be of value to local research objectives.	Local	Negligible	Extant
Medium	Post-medieval/ 19th Century	Former field boundaries and a pond have been observed on 19 th century cartographic sources. There is medium potential for remains from these periods to be encountered. Any evidence uncovered would be of value to local research objectives.	Local	Evidential	Good
Unknown	Prehistoric	Prehistoric finds are abundant within the Study Area and surrounding landscape. However, given the likely disturbance from probable agricultural use and later development, there is an unknown potential for prehistoric archaeological remains to be located within the Site. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown
	Romano-British	Romano-British remains are recorded within the wider landscape, and several finds have been discovered within the Study Area. However the lack of intrusive or comparable work means that the potential for remains within the site are currently unknown. Due to the Site's probable agricultural use and later development there is an unknown potential for their discovery. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown
	Anglo-Saxon/ medieval	No early medieval material has been found within the Site; however Swallowfield is known to have been settled during this period. During this period the Site was likely used for agricultural purposes. Due to the Site's probable agricultural use and later development there is an unknown potential for their discovery. Any evidence uncovered would be of value to regional research objectives.	Regional	Evidential	Unknown

Table 2: Summary of Heritage Assets

6 IMPACTS

6.1 Introduction

6.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that "...heritage assets are an irreplaceable resource..." (NPPF para. 126). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric



or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

6.2 Proposed development

6.2.1 The proposed development within the Site will comprise the construction a new residential housing estate.

6.2.2 Although the specific design detailing the construction methods is not yet known, the construction works at the Site will include some or all of the following ground disturbance and excavations associated with the scheme:

- *Demolition of standing structures currently situated on Site;*
- *excavation of the Site for new structural foundations and associated services;*
- *the construction of a new residential housing estate and associated landscaping.*

6.3 Statement of impact

Designated heritage assets

6.3.1 The Scheduled Monument moated site to the north-west of the Site (**WA10**) and the Grade II Swallowfield Park (**WA31**) had, prior to the Site visit, been identified as a possible sensitive receptor with regard to the proposed development, with the construction of a housing development having the potential to result in an adverse effect to the settings of this heritage asset and the surrounding landscape.

6.3.2 With the omission of Grade II Swallowfield Park (**WA31**), no intervisibility was identified between the Site and any other designated heritage asset during the Site visit. Any potential intervisibility which may have existed was limited by modern residential housing and by hedgerow and tree growth, screening the Site and the potential development from the surrounding area.

6.3.3 It is considered overall that the Site is not part of the setting of any other designated heritage assets within the Study Area or ZVI except Grade II Swallowfield Park (**WA31**), as intervening modern development and distance to the Site means that meaningful views between the assets and the Site do not currently exist, and are unlikely to develop.

6.3.4 Restricted intervisibility could be established at the south-western extent of II Swallowfield Park (**WA31**) with the entrance of the Site (**Plate 12**) and could provide a minorly adverse impact upon the setting of the park. Due to the nature of the proposed development, any potential adverse effect upon the setting of the park would be permanent and irreversible in nature.

6.3.5 Due to the current impact of modern residential expansion within the surrounding landscape, however, the difficulty with which intervisibility could be established and the screening of the remainder of the park from Site, it can be considered that the Site does not contribute to the settings of this heritage assets. No impact on the setting of Swallowfield Park (**WA31**) are anticipated as a result of the proposed development

6.3.6 Due to the limited nature of sources accessed which predate 1850, no historically 'Important' hedgerows, as defined by DEFRA's *Hedgerows Regulations (1991)* could be identified within or at the edges of the Site. It is likely, however, that no significant adverse impacts to hedgerows surrounding the site will occur due to the proposed scheme of development. In the event that the surrounding vegetation is historically 'Important' in



nature, these heritage assets are not anticipated to be affected as a result of the development.

Archaeological potential

- 6.3.7 The construction of the proposed development has the potential to result in the damage to or loss of any buried archaeological features which may be present within the Site. This would in turn result in a total or partial loss of significance of these heritage assets. This adverse effect would be permanent and irreversible in nature.
- 6.3.8 This potential is defined as high for modern remains, medium for post-medieval and 19th-century features and unknown for remains of a Prehistoric, Romano-British, Anglo-Saxon and medieval date.

Historic Landscape Character

- 6.3.9 The introduction of housing within the Site has the potential to result in an adverse effect to the surrounding HLC, which is likely to be considered of local significance only. Any potential adverse effect upon the HLC would be permanent and irreversible in nature.
- 6.3.10 Whilst it is considered that the HLC of the Site does not currently reflect the previous landscape character, retaining little or no trace of the medieval agrarian landscape which would have formed the original historic setting of the village of Swallowfield, the potential development could be considered to adhere to the current nature of the HLC which surrounds the modern village. This is particularly true for the HLC of the eastern extent of Swallowfield comprised primarily of medium density modern residential properties, which will also be characterised and define the proposed development.
- 6.3.11 Any effect to the HLC by the proposed development will be offset by the preservation of the enclosed pasture at the western extent of the Site, which at the time of production was to be persevered as a private open space. The western extent could be considered to reflect the historic character of the surrounding landscape.

7 CONCLUSIONS

7.1 General

- 7.1.1 This study has identified no overriding cultural heritage constraints which are likely to prohibit development.
- 7.1.2 This assessment has established that there is an archaeological interest within the Site. This is defined as the potential for the presence of buried archaeological remains, in particular relating to post-medieval agricultural and modern industrial activity. However, due to a lack of previous archaeological investigation, the potential for and significance of any such archaeological remains could not be accurately assessed on the basis of the available evidence.
- 7.1.3 The Viewshed Analysis has identified that a number of Scheduled Monuments and Grade I and II* Listed Buildings were located within the theoretical ZVI. However, the Site visit ascertained that due to intervening buildings and trees, meaningful intervisibility could not be identified between any of these monuments and the Site. The proposed development is therefore considered unlikely to result in an adverse impact to the settings of any of these designated heritage assets.



- 7.1.4 Limited intervisibility with the Site's entrance could be established between the south-western extent of the Grade II Registered Park and Garden of Swallowfield Park. However, due to the size and scale of the park and the modern nature of adjacent residential properties, it is considered that the proposed development will have no significant impact upon the park or the surrounding landscape.
- 7.1.5 This assessment did not establish any hitherto unknown sensitive receptors to the proposed development.

7.2 Mitigation

- 7.2.1 The presence, location and significance of any buried heritage assets within the Site cannot currently be confirmed on the basis of the available information. As such there is a potential that additional archaeological investigations may be required. This may include targeted trial trenching in the first instance, of those areas on Site which will undergo intrusive groundworks.
- 7.2.2 The need for, scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities.



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7.4 Historic Environment Records

Berkshire Historic Environment Record

7.5 Cartographic and Documentary Sources

Saxton's 1575 County Map of Hampshire

Nordon's 1595 Hampshire

John Speede's 1610 County Map of Berkshire

1666 Keer Plan of Hampshire

British Geological Survey Sheet 268 - Reading



Ordnance Survey Map 1872, 1:2.500
Ordnance Survey Map 1877, 1:10,560
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<http://www.magic.gov.uk>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>



8 APPENDICES

8.1 Appendix 1: Gazetteer of Information summarised from the BHER

WA	HER ID/EH List entry	Description	Designation	Period	Easting	Northing
1	MWK6620	Findspot at British Gas pipeline at Swallowfield, Berkshire		Mesolithic	471700	165550
2	MWK8580	Two flint implements found on ploughed ground in Swallowfield Park. These are a fine ground flint axe and crude 'strike-alight'.		Neolithic	473042	165037
3	MRM16494	A sherd of prehistoric pottery found at Swallowfield Park during archaeological trial trenching.		Prehistoric	473041	164998
4	MWK15150	Prehistoric flint flake found at site LVS 3 part of Loddon Valley Survey, Swallowfield.		Prehistoric	471650	164650
5	MWK15151	A prehistoric flint flake found during fieldwalking during the Loddon Valley Survey		Prehistoric	471900	164650
6	MWK15152	A prehistoric flint core found during the Loddon Valley Survey, Swallowfield.		Prehistoric	471610	164500
7	MWK15248	Flint assemblage found during Loddon Valley Survey at site LVS 65, Swallowfield.		Prehistoric	472240	165320
8	MWK15273	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471600	165650
9	MWK15274	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471720	165710
10	MWK15275	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471900	165800
11	MWK15276	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471850	165750
12	MWK15277	A flint flake found during fieldwalking during the Loddon Valley Survey		Prehistoric	471960	165760
13	MWK15278	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471900	165610
14	MWK15279	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471930	165250
15	MWK15280	A prehistoric flint flake and a scraper found during fieldwalking during the Loddon Valley Survey		Prehistoric	471930	165250
16	MWK15282	A flint blade found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471660	165050
17	MWK15283	A flint flake found during fieldwalking during the Loddon Valley Survey.		Prehistoric	471740	165110
18	MWK6810	A flint scatter site LVS77, found at Site LVS77 during fieldwalking during the Loddon Valley Survey.		Prehistoric	472300	165700
19	MWK 1160-7	Cropmarks of probable Iron Age or Romano-British settlement at Riseley Farm, Swallowfield. Cropmark enclosure contains a rectangular cropmark enclosure with central hut circles and other possible internal features. An entrance gap is visible on the southern ditch.		Iron Age	472935	164453
20	MWK15367	A roman sherd was found during fieldwalking during the Loddon Valley		Romano-	471750	165650



WA	HER ID/EH List entry	Description	Designation	Period	Easting	Northing
		Survey.		British		
21	MWK8599	A large fragment of roman tile was recovered from the Blackwater by Williams-hunt in 1939 is now lost.		Romano-British	473100	164780
22	MWK1156/ MWK1157	The village of Swallowfield, first recorded in Domesday.		Anglo-Saxon	472600	164900
23	MWK1158/ 1118061	Church of All Saints, Swallowfield. A 12th century Parish Church, altered in the 13th and 15th centuries and restored in 1871.	Grade I Listed Building	Medieval	473174	164789
24	MRM16037	Gold medieval annular brooch found at Swallowfield around 35 years ago and recently reported through the Portable Antiquities Scheme. Swallowfield, Wokingham, Berkshire		Medieval	472392	165440
25	MWK1331/ 1013336	A circular moated site and associated earthworks surrounding Sheepbridge Court, Swallowfield.	Scheduled Monument	Medieval	472120	165418
26	MWK15291	A medieval pottery sherd found during fieldwalking during the Loddon Valley Survey		Medieval	471940	164670
27	MWK15292	A medieval pottery sherd found during fieldwalking during the Loddon Valley Survey		Medieval	471960	164770
28	MWK15368	A medieval pottery sherd found during fieldwalking during the Loddon Valley Survey		Medieval	471780	165560
29	MWK15370	A medieval pottery sherd found during fieldwalking during the Loddon Valley Survey		Medieval	472510	165720
30	MWK15410	A medieval pottery sherd found during fieldwalking during the Loddon Valley Survey		Medieval	472010	164780
31	MWK6299/ MWK1118/ 1000537	Swallowfield Park, Swallowfield, Wokingham, Berkshire.	Grade II Park and Garden	Medieval	473203	165450
32	1118062	Pittman tomb, approximately 7 metres north of the transept of the Church of All Saints	Grade II Listed Building	Post-medieval	473175	164813
33	1118063	The garden gate and walls approximately 75 metres north west of the stable block to Swallowfield Park	Grade II Listed Building	Post-medieval	472941	165563
34	1118064	Bridge over the River Blackwater at Swallowfield Park	Grade II Listed Building	Post-medieval	472913	165046
35	1118075	Granary at bowyers farmhouse approximately 3 metres to the west	Grade II Listed Building	Post-medieval	472419	164763
36	1118098	Goddard's Farmhouse	Grade II Listed Building	Post-medieval	471986	164111



WA	HER ID/EH List entry	Description	Designation	Period	Easting	Northing
37	1135822	Barn approximately 80 metres north of Sheepbridge Court	Grade II* Listed Building	Post-medieval	472092	165497
38	1135834	Girdlers	Grade II Listed Building	Post-medieval	472228	165163
39	1135937	Queen Anne's Mead	Grade II Listed Building	Post-medieval	471811	164405
40	1135958	Swallowfield Cottage and The Old Post House	Grade II Listed Building	Post-medieval	472676	164972
41	1389116	Milestone north north west of Sheep Bridge	Grade II Listed Building	Post-medieval	472040	165349
42	1135962	Bowyer's Farmhouse	Grade II Listed Building	Post-medieval	472451	164765
43	1313040	The Poors House	Grade II* Listed Building	Post-medieval	472982	164093
44	1313056	Swallowfield Park and adjoining stable block	Grade II Listed Building	Post-medieval	473119	165516
45	1313062	Dovecote, Swallowfield Park	Grade II Listed Building	Post-medieval	473017	165461
46	1313065	Icehouse in Swallowfield Park approximately 420 metres south east from house	Grade II* Listed Building	Post-medieval	473304	165126
47	1313105	Sheepbridge Court	Grade II Listed Building	Post-medieval	472029	165515
48	1319132	Tomb approximately 11 metres north east of chancel of the Church of All Saints	Grade II Listed Building	Post-medieval	473193	164816
49	1319135	Village farmhouse	Grade II Listed Building	Post-medieval	472691	164947
50	MRM16270	Cropmark linear feature, Wyvols Court Farm, Swallowfield, Berkshire.		Post-medieval	472545	164370
51	MRM16421	Former ornamental canal and associated features at Swallowfield Park, Berkshire.		Post-medieval	473056	164997
52	MWK6178	Reading South Turnpike.		Post-medieval	471659	165565
53	MWK6263	Sheepbridge Mill, a watermill on the River Loddon listed by J K Major as wheel driven and burnt down in 1961.		Post-medieval	472020	165320
54	1118065	Walls and piers to the Red Lodge	Grade II Listed	19th	472727	164998



WA	HER ID/EH List entry	Description	Designation	Period	Easting	Northing
			Building	century		
55	1135805	Wyvols Court	Grade II Listed Building	19th century	472117	164858
56	1135897	The Red Lodge	Grade II Listed Building	19th century	472734	164990
57	1319133	Dovecote House, Swallowfield Park	Grade II Listed Building	19th century	473012	165435
58	1319146	Barn adjacent to Goddard's Farmhouse on the north	Grade II Listed Building	19th century	471976	164131
59	MWK15463	Springalls Farm, Swallowfield, Berkshire.		19th century	472530	163971
60	MWK5513	Pump House, now demolished, at Swallowfield Park. Early 19th century brick built, single storey pump house housing a horse drawn water pump.		19th century	473061	165626
61	MWK5514	Pump, now demolished, at Swallowfield Park. The pump comprised a horsearm driving a set of two gearwheels. These drove a crankshaft attached by cylinders to a three cylinder pump.		19th century	473061	165626
62	MWK5515	Horse engine, extant at Swallowfield Park. Horse arm 9ft long connecting to cast iron post 12 feet long.		19th century	473061	165625
63	MWK15656	Six tank trap holes were uncovered when the bridge hump was levelled out at Church Road, Swallowfield.		Modern	473204	164671
64	MWK5740	Extant polygonal south facing pillbox at Lambs Lane, Swallowfield.		Modern	471500	165100
65	MWK5741	Extant polygonal pillbox at Sheepbridge, Swallowfield.		Modern	472000	165300
66	MWK5742	Polygonal south west facing pillbox at Salters Bridge, Swallowfield. Taken from documentary evidence.		Modern	473300	164600
67	MRM16495	Undated linear features found at Swallowfield Park.		Unknown	473031	165000
68	MRM16495	Undated linear features found at Swallowfield Park.		Unknown	473039	164998
69	MWK1208	Very faint linear cropmarks, probably ditches are visible on aerial photographs.		Unknown	472194	164445
70	MWK1209	Very faint cropmark ditches are visible on aerial photographs		Unknown	472250	164540
71	MWK15290	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	471840	164520
72	MWK15365	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	471560	165660
73	MWK15369	An undated pottery sherd found during fieldwalking during the Loddon		Unknown	472700	165910



WA	HER ID/EH List entry	Description	Designation	Period	Easting	Northing
		Valley Survey.				
74	MWK15373	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	471800	165160
75	MWK15375	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	472330	165260
76	MWK15376	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	472360	165060
77	MWK15377	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	472350	165000
78	MWK15411	An undated pottery sherd found during fieldwalking during the Loddon Valley Survey.		Unknown	472010	164780
79	MWK15683	Pits and a ditch at Sheepbridge Court, Swallowfield, Berkshire.		Unknown	472036	165420
80	MWK1812	Cropmark settlement complex, including hut circles, linears and enclosures, Spencers Wood, Berkshire.		Unknown	472167	165889
81	MWK1821	Cropmark feature, North of Lamb's Farm, Swallowfield, Berkshire.		Unknown	471720	165850
82	MWK1830	Cropmark features northwest of the Blackwater River.		Unknown	472550	165980
83	MWK1831	Cropmark features of a possible deserted medieval village, south of Lamb's Farm, Swallowfield, Berkshire.		Unknown	471600	165400
84	MWK1832	A single ring ditch, unbroken dark mark in a light crop.		Unknown	472203	165363
85	MWK7044	Remnant bank at Sheepbridge Court, Swallowfield, Berkshire.		Unknown	472100	165400

8.2 Appendix 2: National and Local Historic Environment Policies

National and Local Planning Policy

Policy Ref.	Title	Scope
n/a	Ancient Monuments and Archaeological Areas Act 1979 (as amended)	Scheduled Monuments and Archaeological Areas of Importance (AAIs or their equivalent) are afforded statutory protection and the consent of SoS (DCMS), as advised by English Heritage (EH), is required for any works.
n/a	Planning (Listed Buildings and Conservation Areas) Act 1990	Works affecting Listed Buildings and Conservation Areas are subject to additional planning controls administered by Local Planning Authorities (LPAs). EH are a statutory consultee in works affecting Grade I or II* Listed Buildings.



Policy Ref.	Title	Scope
NPPF	Conserving and enhancing the historic environment. Para. 128	In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. 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.
NPPF	Conserving and enhancing the historic environment. Para. 129	Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.
NPPF	Conserving and enhancing the historic environment. Para. 132	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. The more important the asset, the greater the weight should be.
NPPF	Conserving and enhancing the historic environment. Para. 135	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 affect directly or indirectly 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.
NPPF	Conserving and enhancing the historic environment. Para. 137	Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably
NPPF	Conserving and enhancing the historic environment. Para. 139	Non-designated heritage assets of archaeological interest that are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.
NPPF	Conserving and enhancing the historic environment. Para. 141	Local planning authorities should make information about the significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible



Policy Ref.	Title	Scope
n/a	Hedgerow Regulations 1997 (amended 2002)	<p>Under the Hedgerow Regulations 1997, as amended by The Hedgerows (England) (Amendment) Regulations 2002, hedgerows are deemed to be historically important if they are over 30 years old and if:</p> <p>A hedgerow incorporating, or associated with, an archaeological feature or site which is:</p> <ol style="list-style-type: none">Included in the schedule of monuments compiled by the Secretary of State under section 1 (schedule of monuments) of the Ancient Monuments and Archaeological Areas Act 1979; orRecorded at the relevant date in a Sites and Monuments RecordA hedgerow that forms an integral part of a pre-1845 field system, or a pre-1870 enclosure field system <p>In practice hedgerows are deemed Important under the above regulations if they can be demonstrated to exist on the appropriate pre-1845 parish tithe or enclosure map.</p>
Policy TB21: Landscape Character	Wokingham Borough Managing Development Delivery Document Local Plan - (February 2014)	<ol style="list-style-type: none">Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.Proposals shall retain or enhance the condition, character and features that contribute to the landscape.
Policy TB24: Designated Heritage Assets)	Wokingham Borough Managing Development Delivery Document Local Plan - (February 2014)	<ol style="list-style-type: none">Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:<ol style="list-style-type: none">Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.
Policy TB25: Archaeology	Wokingham Borough Managing Development Delivery Document Local Plan - (February 2014)	<ol style="list-style-type: none">Areas of high archaeological potential are shown on the Policies Map.In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

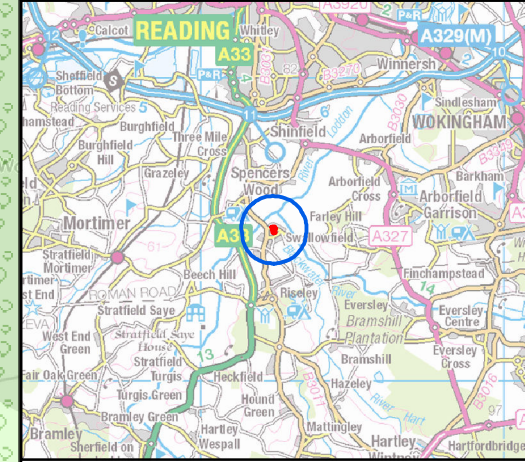
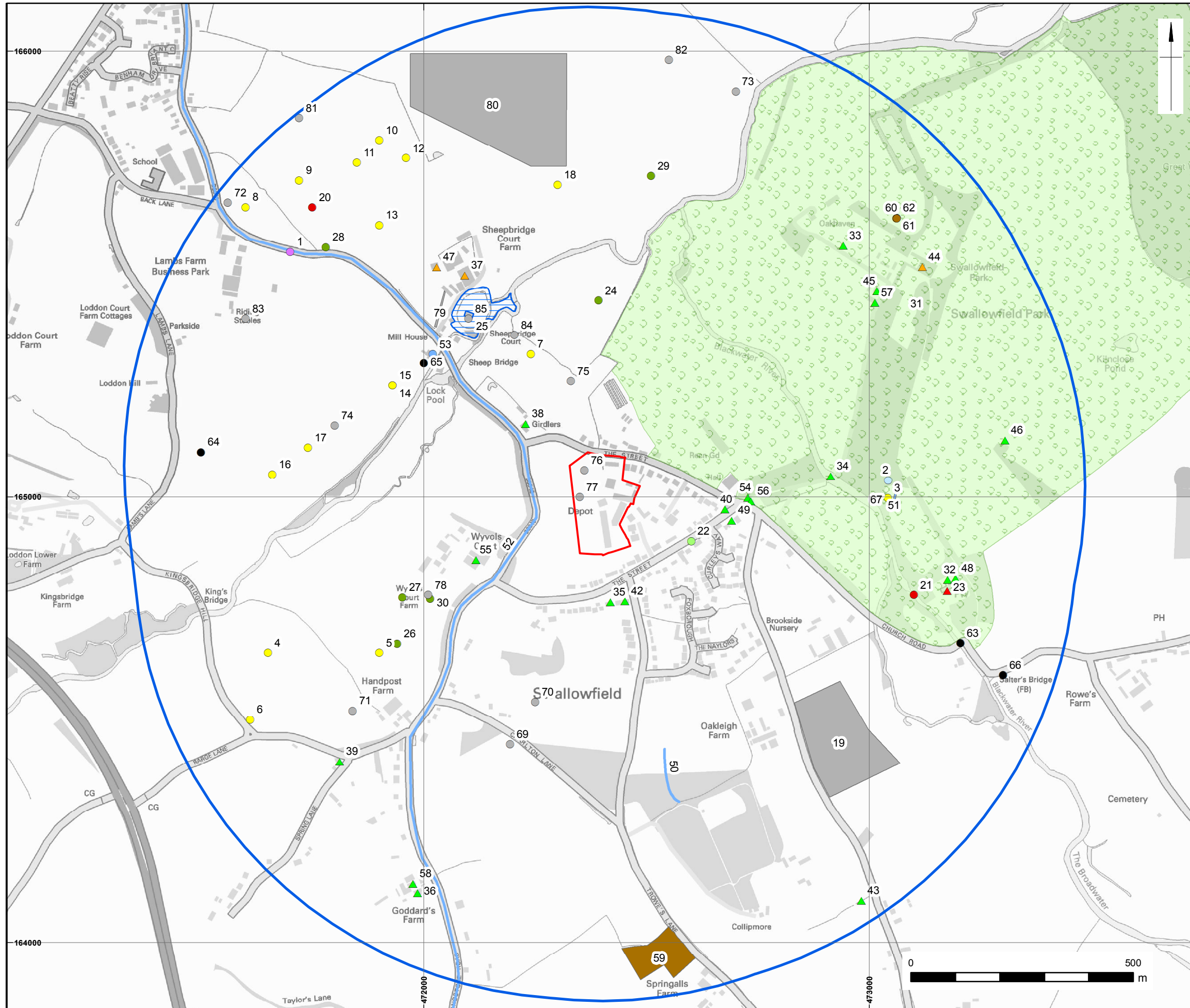


Policy Ref.	Title	Scope
Policy TB26: Buildings of Traditional Local Character and Areas of Special Character	Wokingham Borough Managing Development Delivery Document Local Plan - (February 2014)	<ol style="list-style-type: none">1. Areas of Special Character are shown on the Policies Map.2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local and special character of the building or area and its setting.3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.



8.3 Appendix 3: Designated Heritage Assets within the theoretical ZVI

ListEntry	Name	Grade	Easting	Northing
1118061	Church of All Saints	Grade I Listed Building	473174	164789
1118066	Farley Hall	Grade I Listed Building	475014	164627
1118131	Church of St Mary The Virgin	Grade I Listed Building	472973	168199
1117130	The Priory including adjoining wall on the north east	Grade II* Listed Building	470817	164340
1117135	Church Of St Mary the Virgin	Grade II* Listed Building	469797	164397
1135822	Barn approximately 80 metres north of Sheepbridge Court	Grade II* Listed Building	472092	165497
1313056	Swallowfield Park and adjoining stable block	Grade II* Listed Building	473119	165516
1313105	Sheepbridge Court	Grade II* Listed Building	472029	165515
1319119	Bartlett's Farmhouse	Grade II* Listed Building	475284	166177
1000165	Bramshill Park	Grade II* Park and Garden	476039	159810
1006975	Site of St Bartholomew's Church	Scheduled Monument	474978	168019
1013179	Moated Manorial Site at Beaumys Castle, 200m north-east of Priory Farm	Scheduled Monument	470993	164623
1013139	Moated site at Kenney's Farm	Scheduled Monument	474634	166227
1013336	Moated site at Sheepbridge Court	Scheduled Monument	472120	165418
1118061	Church of All Saints	Grade I Listed Building	473174	164789



- Site
- 1km buffer
- Cropmark complex
- Scheduled monuments
- Grade II Park and Garden
- ▲ Grade I Listed Building
- ▲ Grade II* Listed Building
- ▲ Grade II Listed Building
- Mesolithic
- Neolithic
- Prehistoric
- Romano-British
- Anglo-Saxon
- Medieval
- Post-medieval
- 19th century
- Modern
- Unknown

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Site locations and known heritage assets

Figure 1



A. Saxton's 1575 County Map of Hampshire (reproduced from University of Portsmouth 2010)



B. Nordon's 1595 Hampshire (reproduced from University of Portsmouth 2010). NB Swallowfield does not appear on this source



C. John Speede's 1610 County Map of Berkshire (reproduced from University Portsmouth 2010)

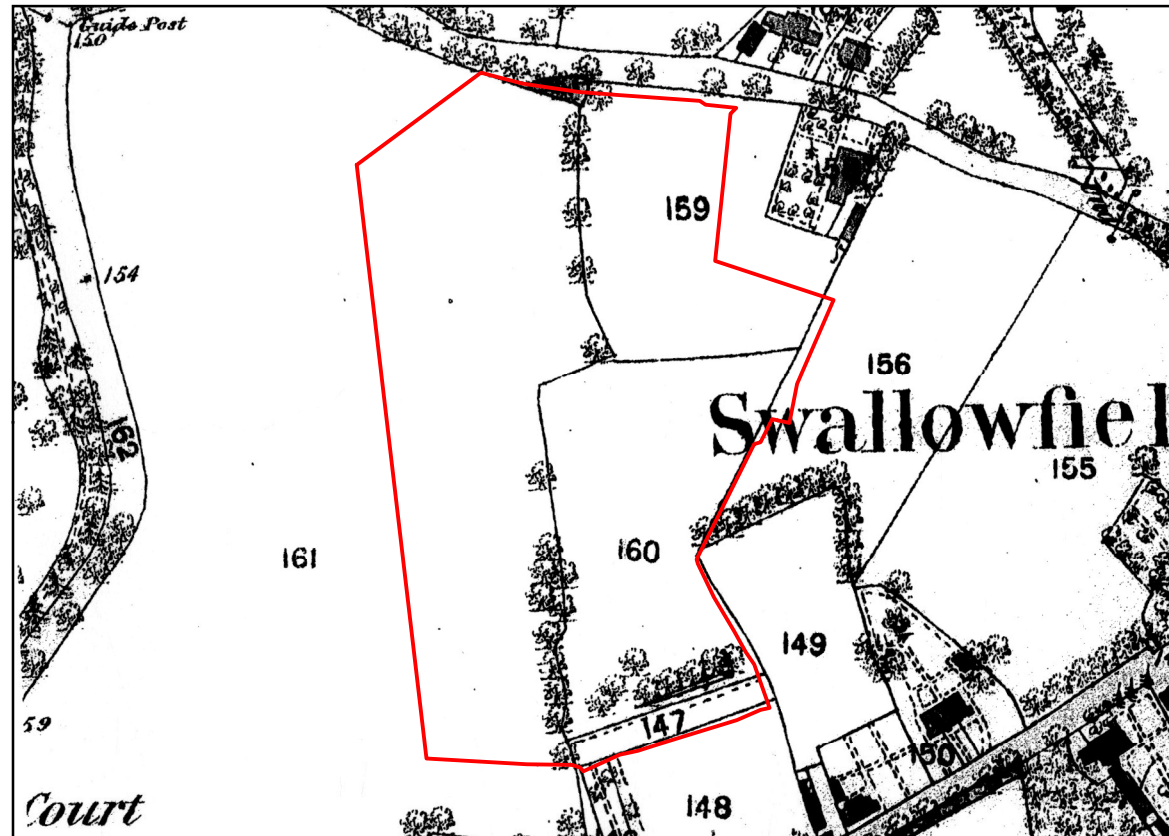


D. 1666 Keer Plan of Hampshire (reproduced from University of Portsmouth 2010)

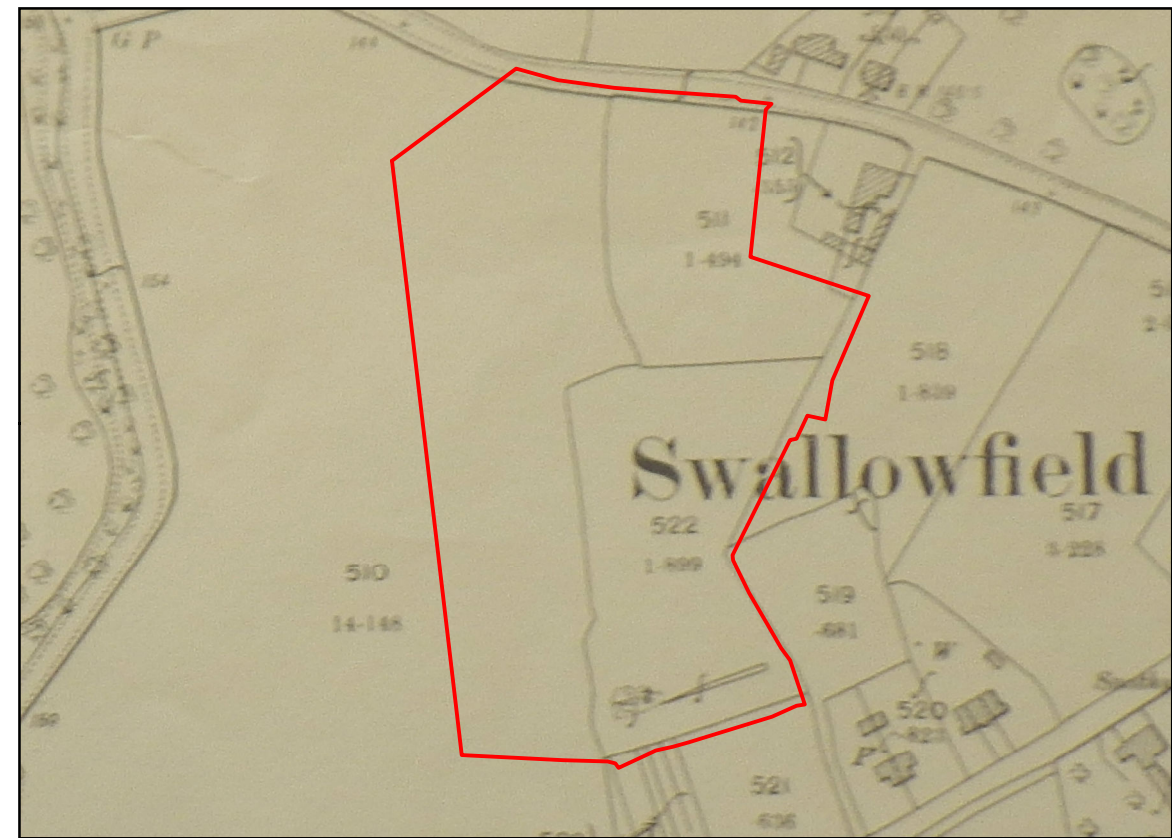


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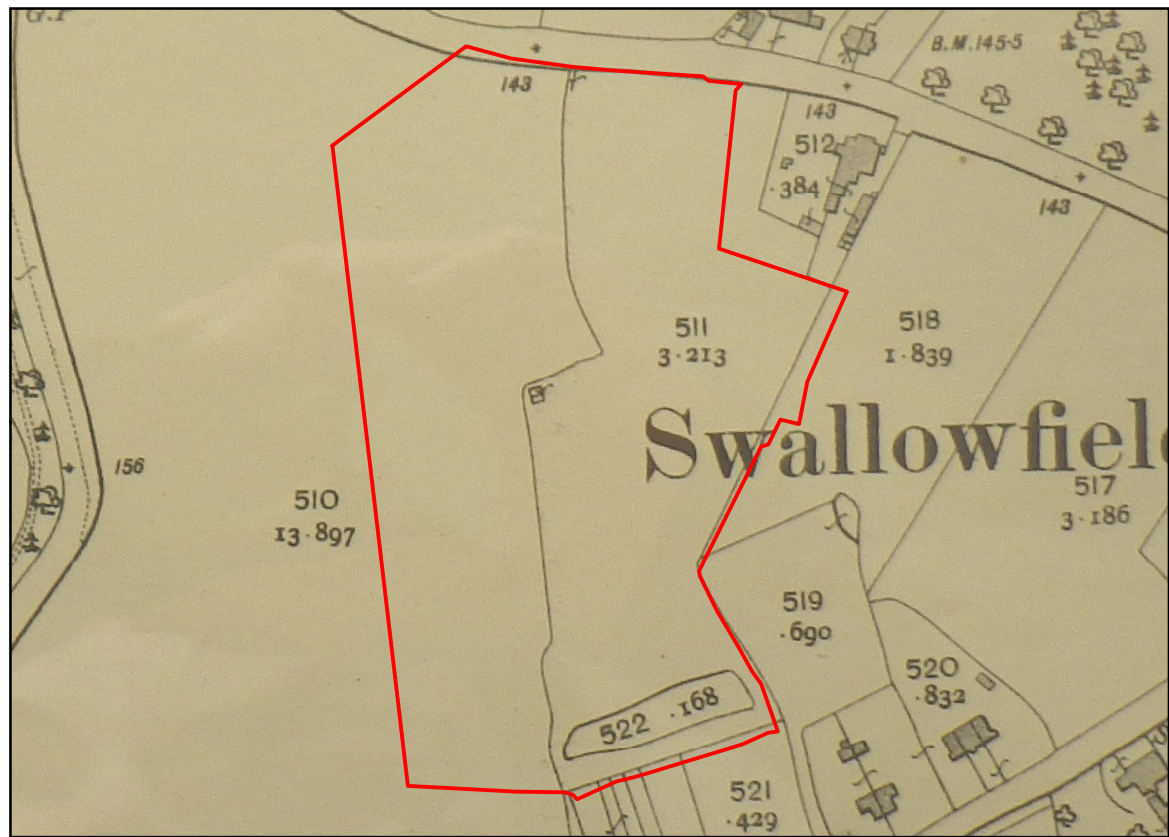
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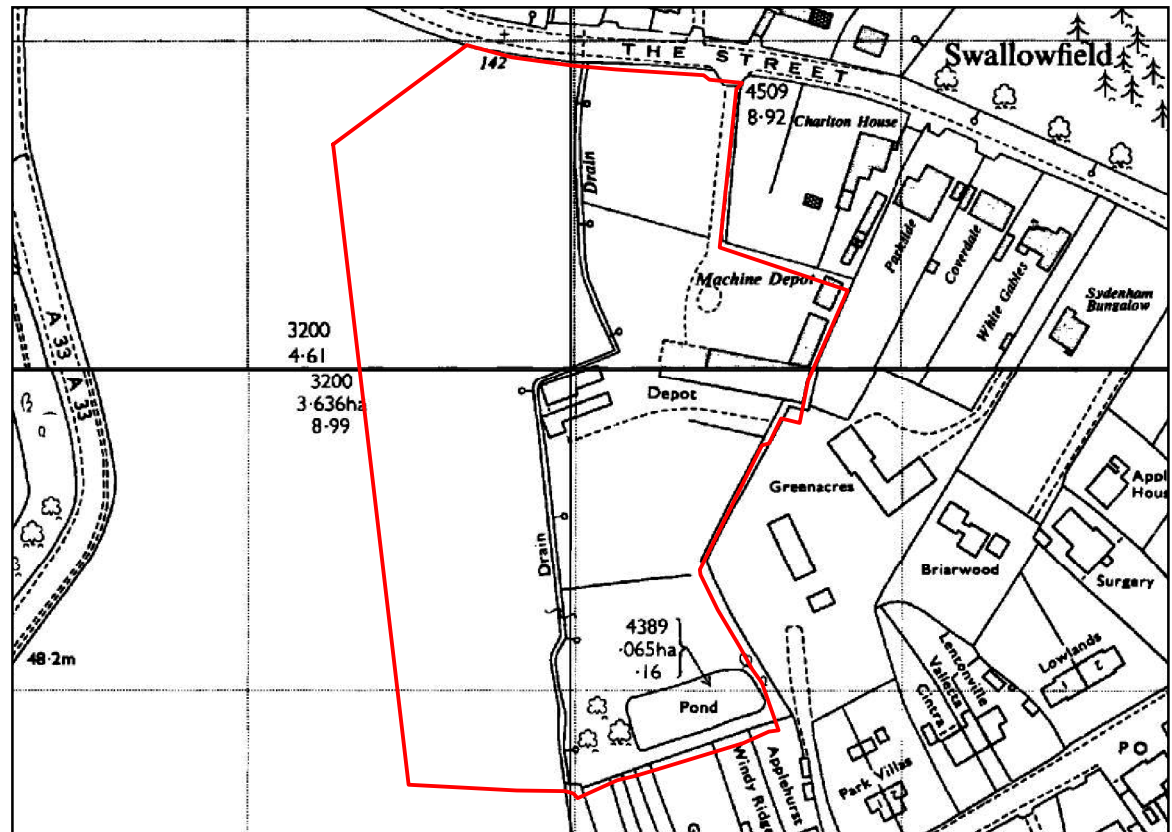
A. First Edition Ordnance Survey 1877



B. Ordnance Survey 1899



C. Ordnance Survey 1911



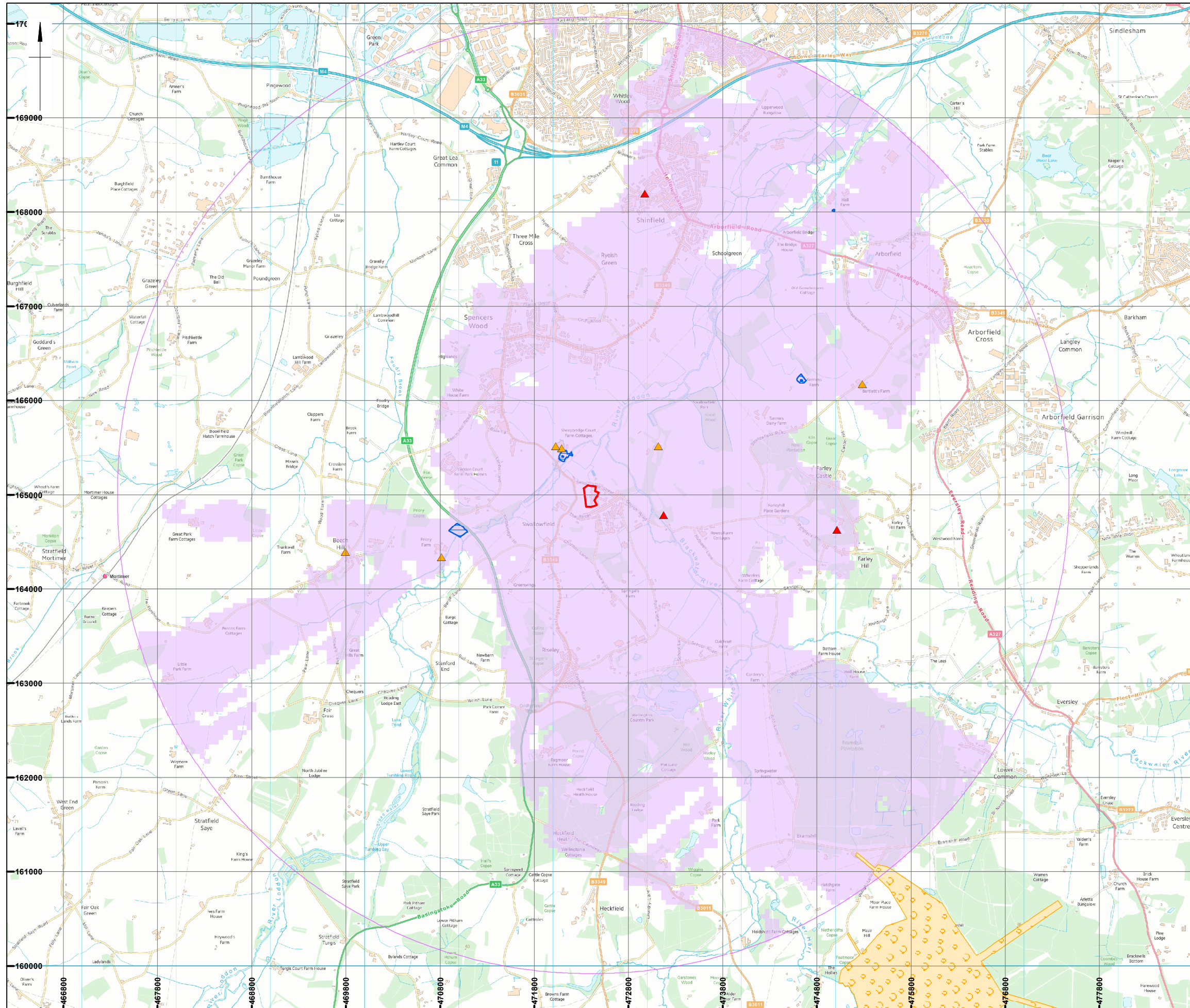
D. Ordnance Survey 1968-75



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- Site
- 5km buffer
- Visible within ZVI
- Scheduled monuments
- Grade II* Park and Garden
- Grade I Listed Building
- Grade II* Listed Building

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Theoretical ZVI and Designated Heritage Assets

Figure 4



Plate 1: View from the north of the Site, facing onto Swallowfield Street



Plate 2: View facing south of boundary dividing the western and eastern extent of the Site


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Plate 3: View facing south-east of structures and equipment associated with the works



Plate 4: View facing east of the central buildings within the Site


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Plate 5: View facing south-east of buildings situated in the southern extent of the Site



Plate 6: View facing north of a building situated in the northern extent of the Site


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Plate 7: View facing south-east of central works buildings



Plate 8: View facing north of the western extent of the Site


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Plate 9: View facing south of boundary dividing the western and eastern extent of the Site



Plate 10: View facing east of the western extent of the works, also showing the green field element within the Site



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Plate 11: View from the north of the Site, facing onto Swallowfield Street



Plate 12: View from the edge of Swallowfield Park to the entrance to the Site

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salisbury rochester sheffield edinburgh



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