

# BERKSHIRE ARCHAEOLOGY

Berkshire Record Office  
9 Coley Avenue  
Reading  
RG1 6AF

☎ 0118 937 5976

E-Mail: [info@berkshirearchaeology.org.uk](mailto:info@berkshirearchaeology.org.uk)

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## **Planning CONSULTATION RESPONSE**

**Application P/10076/013 Land at Manor Farm and land north of Wraysbury Reservoir, Slough**

*Thank you for consulting Berkshire Archaeology regarding the above application. Berkshire Archaeology is part of Reading Borough Council's Museum and Town Hall Services and provides historic environment advice to the five unitary authorities of Bracknell Forest Council, Reading Borough Council, Royal Borough of Windsor and Maidenhead, Slough Borough Council and Wokingham Borough Council. This response relates solely to buried archaeological heritage, the Council's Conservation Officer should be consulted for any matters relating to the historic built environment.*

There are potential archaeological implications with this proposed development as demonstrated by Berkshire Archaeology's Historic Environment Record and the Desk-Based Assessment submitted with the application. The site lies in an area which has been subjected to extensive quarrying and landfill, and the southern battery storage site has no remaining potential, however the east and northeastern areas of the data storage area are outside the mapped extraction area and may still have potential for archaeology.

The site lies close to the nationally important Neolithic settlement and ceremonial site at Horton, in a landscape known to have seen extensive Prehistoric activity from the Mesolithic to Iron Age. A late-Iron Age settlement site, near Berkyn Manor Farm, lies c.300m west of the development site whilst crop marks, now destroyed by quarrying have been recorded in the wider area. The desk-based assessment has assessed the later Prehistoric potential as moderate, and also noted that a conjectural Roman road has been suggested to run through the site, although this has not been evidenced as yet.

In addition the northern data storage site lies adjacent to the Medieval manor at Poyle evidenced c.50m to the north. Currently it has not been established if this activity extended south of the Poyle channel, however the possibility should be considered.

As shown, the application site falls within an area of archaeological significance and archaeological remains may be damaged by ground disturbance for the proposed development. It is therefore recommended that the following condition is applied, should permission be granted, in order to mitigate the impacts of development. This is in accordance with Paragraph 218 of the NPPF(2025) which states that local planning authorities should '*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*'.

**Condition:**

**A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.**

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

**B) The Development shall take place in accordance with the WSI approved under condition (A).**

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

**Reason:**

The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric and Medieval remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

Due to previous extraction and landfill the battery storage southern area can be excluded from this advice, however some areas in the east of the northern data storage site are identified as having remaining potential, which should be explored.

In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, field **evaluation through trial trenching** would represent an appropriate initial phase of work in order to determine the archaeological potential, levels of previous truncation, and the need for any further phases of work.

Berkshire Archaeology would be pleased to discuss the approach with the applicant, or their archaeological consultant, should permission be granted. If the applicant can demonstrate previous widespread impact on below ground deposits which specifically affects the archaeological potential, then this advice can be reviewed.

*Linden Ellicott*  
*Archaeology Officer*