

9.0 Cultural Heritage

9.1 Introduction

This Chapter has been prepared by SLR Consulting Limited. It assesses the potential effects of the proposed development on above-ground cultural heritage assets. Effects on buried archaeological remains are addressed in *Chapter 10*.

Figures and appendices related to this Chapter are listed in *Table 9.1*. In addition, a Heritage and Landscape Assessment of the Country Park is presented as *Appendix G9*.

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I2	Assessment Methodology
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Technical terms used in this Chapter include:

- Cultural heritage: all aspects of the physical historic environment, together with intangible aspects such as associations with famous people or cultural perceptions, sacred sites, place-names, local customs and craft industries;
- Heritage asset: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest;

- Designated heritage asset: one of the following: world heritage sites, scheduled monuments, listed buildings, registered parks and gardens, registered battlefields, protected wreck sites and conservation areas;
- Significance: “the value of a heritage asset to this and future generations because of its heritage interest”; and
- Setting: the surroundings in which a heritage asset is experienced.

9.2 Scoping and Consultation

9.2.1 Consultation

SLR carried out consultations in accordance with a Scoping Report submitted to West Berkshire Council (‘WBC’) in June 2014¹ and a Scoping Opinion received from them in August 2014² during the preparation of the ES for the September 2015 application. Omitting duplicate comments and general requirements to adhere to the Request for Scoping Opinion and the Scoping Opinion, they comprised:

- English Heritage (‘EH’):
 - ES should consider contribution to significance of designated assets from setting and the impact of development;
 - non-designated heritage assets impacts should also be addressed;
 - particular attention required to impacts on Sandleford Park listed house and registered park including views out from principal rooms, towards the buildings, out from the Park and towards the park;
 - scheduled monument of Newtown: sense of isolation and rural setting are key factors;
- Conservation WBC Principal Conservation and Design Officer:
 - HER to be consulted and incorporated in Baseline;
 - Reference should be made to the Landscape and Visual Assessment;
- Berkshire Gardens Trust also responding for the Garden History Society (a statutory consultee for the Registered Park & Garden):
 - Park has connection with ‘Capability’ Brown (tercentenary 2016);
 - potential adverse impacts on the setting of the Grade I house and Grade II park from the proposed Country Park and the development;
 - importance of: landscape & visual impacts; cumulative effects; provide benefits to historic landscape as well as mitigation; address private as well as public viewpoints;
 - condition of the parkland should be considered in the CH assessment; and
 - interaction required between cultural heritage and Landscape & Visual.

¹ Appendix B1

² Appendix B2

A detailed Heritage and Landscape Study prepared for earlier applications has been updated and included within the current application (*Appendix G9*) and includes the evidence base for the historic landscape and rationale for the Country Park design.

The Country Park in the current proposed development has been designed in consultation with WBC and their advisors Kirkham Landscape Planning Limited.

The West Berkshire Council's Report on the 2016 application ('Historic Environment – Impact on Historic Assets' section) queried the treatment in the ES of effects from development at Warren Road (outside the current application). This has been addressed below in *Section 9.7.1: Wider Allocation Impact Assessment*.

The key responses have been addressed for the current application in this ES Cultural Heritage Chapter. The scope of the assessment is in accordance with the comments from English Heritage (now Historic England) and the Berkshire Gardens Trust / Garden History Society. The HER was consulted and a combined Heritage and Landscape study provided in accordance with the comments of the WBC Principal Conservation and Design Officer and the Berkshire Gardens Trust / Garden History Society. Assessment has addressed a number of potential impacts including those specifically referred to in the consultations: Sandleford Park listed house (including views from key rooms) and registered park, and the scheduled monument of Newtown.

9.3 Assessment Methodology

This section contains a summary of the methodology employed in the assessment. A detailed description of the methodology employed is provided in *Appendix I2*.

In providing descriptions and assessment the following terms have been employed:

- *Medieval Sandleford Priory*: the medieval priory occupied by the Austin Canons;
- *Sandleford Priory house*: the post-medieval house known as Sandleford Priory (now St Gabriel's School);
- *Sandleford Park*: the historic landscaped park surrounding Sandleford Priory house; its extent varied: in earlier time its extent was limited to east of Newtown Road, but it later extended west of the Road; it is distinct from the Sandleford Priory registered park; and
- *Sandleford Estate*: the historic pre-war estate outlined in *Figure 9.6*.

9.3.1 Study Area

Baseline data have been acquired from the sources listed in *Section 9.3.5* for the application site and land within 2km of it.

The Historic Environment Record data for Newbury town centre have been omitted from individual study due to the large volume of records and the existence of completed synthetic studies³. The excluded area is shown on the Figures attached to this Chapter, marked 'Newbury Inset'. A brief review of the evidence is provided in the relevant Baseline section.

³ Oxford Archaeology (2005) **Newbury Historic Character Study**

9.3.2 Zone of Theoretical Visibility

The ZTV prepared in 2018 for the Landscape and Visual Assessment (*Chapter 7*) has been used as a guide to identify the heritage assets potentially subject to visual effects. The ZTV was established by computer modelling (*Figure 7.6*) and refined in terms of selected visual barriers following site survey work. The results are shown in *Figures 9.5 and 9.6*.

9.3.3 Assessment Process

In accordance with Historic England guidance⁴, assessment in this report has been carried out in four steps (a fifth step excluded here is noted which is applicable to decision making).

- 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; and
- Step 4: explore ways of maximising enhancement and avoiding or minimising harm.

Heritage significance has been considered with reference to the heritage values set out in Conservation Principles⁵, 72:

- Evidential value – deriving from the potential of a place to yield primary 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;
- Aesthetic value – deriving from the ways in which people draw sensory and intellectual stimulation from a place; and
- 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.

9.3.4 Assessment Criteria

The criteria used to assess the significance of effect are set out in *Appendix 12*. Screening planting and enhancements proposed in the Green Infrastructure design are included as part of the development design and not assessed as separate mitigation / enhancement.

9.3.5 Sources of Information

The assessment has utilised information derived chiefly from the relevant county Historic Environment Records and archives offices, National Heritage List for England, photomontages, site inspection and various on-line sources.

⁴ Historic England (2017) **Historic Environment Good Practice Advice Planning Note 3 – The Setting of Heritage Assets** 2nd edition

⁵ English Heritage (2008), **Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment**

In the text of this Chapter, references to features recorded in the WBC HER use the number in the MonUID field with the ubiquitous prefix MWB removed and a prefix 'B' added. References to the Hampshire County Council HER dataset use the number in the SMR_SITE_M field with the prefix 'H' added. References to the National Heritage List for England use the List Entry number prefixed by 'N'.

9.4 Baseline Conditions

9.4.1 Legislative and Planning Policy Context

Legislation and national planning policy relevant to cultural heritage and the proposed development are summarised in *Appendix I2*.

West Berkshire Core Strategy (Adopted 2012)

The West Berkshire Core Strategy, adopted 16 July 2012, forms part of the Development Plan for the district for the period up to 2026. Policy CS 3 allocates Sandleford Park as a strategic site for mixed use development. A number of parameters are relevant to cultural heritage. The built development should be limited to the north and west of the site in order to respect the landscape sensitivity of the wider site and to protect the registered historic landscape and setting of the former Sandleford Priory, while the green infrastructure should conserve the areas of ancient woodland, provide a country park or equivalent area of public open space in the southern part of the site, and respect the landscape significance of the site on the A339 approach road into Newbury.

Policy CS 19 notes that the landscape character of the District should be conserved and enhanced through a holistic approach including new development which is appropriate to the context of the existing settlement form, pattern and character, the conservation and, where appropriate, enhancement of heritage assets and their settings. Studies and sources specifically referred to in the Core Strategy include WBC's Historic Landscape Characterisation, Historic Environment Character Zoning and Historic Environment Record, the Newbury Historic Character Study, Conservation Area Appraisals and community planning documents which have been adopted by the Council.

It is noted that Sandleford Priory registered historic Park and Battle of Newbury are included on the English Heritage (now Historic England) Heritage at Risk register.

Development should ensure the conservation and enhancement of the heritage assets both within and in close proximity to the site.

Sandleford Park Supplementary Planning Document

Within the Sandleford Park SPD⁶ a section (paragraphs 79-84) considers Archaeology and Heritage Assets. It states that an Archaeology and Cultural Heritage Assessment concluded that there was some potential for disruption to sub-surface (archaeological) assets, concluding that mitigation work is required and can be secured by condition.

⁶ West Berkshire Council (2015) Sandleford Park Supplementary Planning Document ('SPD')

Heritage Assets specifically noted are the Grade I listed Sandleford Priory, and the Grade II Sandleford Priory registered park. Any significant development on the southern part of the application site would be likely to result in an unacceptable impact upon the heritage assets and should be avoided. A Heritage Audit (*Appendix 14*) concluded that the northern and western parts of the application site are not so constrained due to the lack of intervisibility between them and the heritage assets noted and the impact of surrounding development, and that development of these areas is justified subject to the provisions of Policy CS3 and the guidance in the SPD.

In Section F: Development Principles, Category L deals with Landscape and Heritage. Amongst the Principles L5 addresses Heritage directly and requires that the development will include measures to ensure that views into and from the site, in particular those from Sandleford Priory and the A339 will be protected and enhanced.

9.4.2 Historic environment baseline

The Application Site and Study Area

Geology, Topography and Key Historic Landscape Features

The study area contains parts of two river valleys and two watersheds. The more northerly valley is that of the River Kennett and contains Newbury; the River is flanked by peat and gravels over a solid geology of Lambeth Group clay silt and sand and Seaford Chalk. The more southerly valley is that of the River Enbourne, which flows east to join the River Kennett at Aldermaston (89-84m AOD) and occupies the centre and southern parts of the study area. This river is flanked by alluvium and sands and gravels. The central ridge is of Silchester Gravel Member (sand and gravel) while the ridge in the south part of the study area is largely terrace-deposits over an underlying geology of largely London Clay.

The central ridge has a high point of 126m AOD and two heaths were located on it: Wash Common to the west (hence Wash Common Farm) and Greenham Heath (historically occupied by Greenham Common) to the east. These heaths were mapped by Rocque in 1761 but are likely to have had much earlier origins. The heaths are typical in being located on elevated locations and poor soil.

The application site lies on the north side of the Enbourne valley with an overall south-easterly aspect. Along its southern boundary lie alluvial deposits and sand and narrow gravel strips adjacent to the River Enbourne. A number of tributary streams flow south to the Enbourne, of which the largest within the study area flows through the application site centre in a small valley.

Description of the Application Site

The application site (*Figure 9.6*) contains higher ground to the west and north, with a valley and stream extending from north-west to south-east across its centre between High Wood and Dirty Ground Copse. A tributary stream in its own smaller valley feeds in from the north-east between Slockett's Copse and High Wood. There is a mixture of woodland, grassland and arable in the open land. A public footpath crosses the application site from opposite St Gabriel's School to Warren Road. A small number of hedgerows are present including one flanking the public footpath. On the eastern edge of the site is a small agricultural building of probable 19th century date (Viewpoint 10, *Figure 9.12*).

Parts of Gorse Covert, Dirty Ground Copse and High Wood were inspected from the historic environment perspective. Evidence of coppicing was seen in Dirty Ground Copse (Viewpoint 2, *Figure 9.7*).

An agricultural building stands east of the walled garden (Viewpoint 10, *Figure 9.12*) (the latter lies outside the application site).

Beyond the application site to the north lie Monks Lane, Newbury Rugby Club and Newbury College; to the west is a school and built-up areas with hedged fields and woods ('Brickkiln Copse' and 'Wildwoods') further to the south. To the south of the application site lie agricultural land, woodland, and the valley of the River Enbourne. To the east is the busy Newtown Road (A339) with St Gabriel's School and its grounds beyond. A small area on the east side is occupied by a civic amenity site and a private house with large walled garden. Between High Wood and the civic amenity site lies an area of grassland with permission for development as High Wood Copse Primary School.

Historic Communications

Consideration of relief and historic mapping suggests four potential historic routeways:

- A route south from Newbury forming part of the application site's eastern boundary (A339: Newtown Road), crossing the Enbourne just north of Newtown and running south in two initially separate but later converging alignments to Winchester (a post-medieval toll road B06200 and toll gate H58518);
- A route south-west from Newbury (A343) crossing the Enbourne at Wash Water skirting the Wash Common heath (medieval bridge H39328 and a turnpike road B06201);
- An east / west alignment along the northern ridge between Cope Hall (B15814) on Wash Common Farm and Greenham (not recorded in the HER); and
- A route crossing the Sandleford Estate linking Sandleford Priory house and farm with the Wash Common heath (not recorded in the HER).

Prehistoric Period

Prehistoric sites and finds are shown in *Figure 9.1*.

Within the study area, the majority of prehistoric sites are findspots of artefacts, concentrated mainly to the Kennett Valley in the north-west part of the area. This cluster includes finds hinting at valley-bottom occupation: a Bronze Age / Early Iron Age pit south-west of West Fields (B16129), Iron Age features B15647, a house B16274, an Iron Age / Romano-British Quern B9349 and a linear feature at the west end of the Race Course (B179896).

South of the Enbourne a Neolithic / Bronze Age quern find (H33892) and an Iron Age / Romano-British 'site' (H23142) also suggest settlement, this time on ridges overlooking the river valley.

Of particular note are Bronze Age weapon-finds which could indicate votive deposits: a nearby middle Bronze Age spearhead B14399 in the Kennett valley and another find in the River Enbourne valley (B10146).

The ridge between the two valleys has a number of Bronze Age barrows located east of Wash Common Farm (doubtless preserved due to their location on the heathland), and further burials may be indicated by a Bronze Age urn base B10138 and Bronze Age object B10139. All three locations are on the north-west or north-facing edge of the ridge overlooking the Kennett valley or a main tributary.

The ridge otherwise contains mainly Palaeolithic to Bronze Age flintwork, including worked flint, mainly axes, which might be no more than casual loss: B11566 lies within the application site, and B09111, B10124, B10125, B10126, B10688 within the vicinity of the application site. Possibly also reflecting casual loss is a Bronze Age object B10139.

The application site contains evidence for no more than transitory prehistoric activity though the proximity of the Iron Age gold coin find B14403 to the Roman settlement B15780 (see following sub-section) suggests a possible pre-Roman origin to the settlement.

Roman Period

Roman sites and finds are shown in *Figure 9.1*.

A cluster of artefact findspots in the Kennett Valley, south-west of West Fields also includes settlement and burials (B04825, B04829, B16426, and B16427). A made surface was found beneath the racecourse site (B16306): it was interpreted on discovery as a road but early interpretations such as this are difficult to evaluate. Other discoveries in the study area have included a wall B4826, and a well or midden B4828.

Within the application site north of Gorse Covert the HER (B15780, B14402) records the remains of a Roman site dated to the 2nd to 4th centuries, discovered during field-evaluation: the archaeological features discovered were chiefly ditches indicating field / paddock boundaries, but also smaller structural features. Finds of querns and quantities of pottery suggest a settlement area in close proximity. The area containing the features lies on the same geological formation as the heathland and the features extended further into it beyond the investigated area, and not down the slope towards the stream; that settlement was located on such land suggests significant settlement density within the locality, despite the relative scarcity of direct evidence for settlement.

Beyond the application site to the north further field systems (possibly even fragments of a single system) of Roman date are recorded (B15756, B16132).

Early Medieval

The single early medieval find from the application site or study area (B14276) is pottery indicating some form of activity lying 300m north of the nearest part of the application site.

Medieval

Medieval sites and finds are shown in *Figure 9.2*.

Medieval Sandleford and the Medieval Sandleford Priory

The key events which might be expected to be reflected in surviving visible and buried physical remains are set out in *Table 9.2* and summarised in the remainder of this and the following sub-sections.

The Old English name 'Sandleford' is of uncertain origin, perhaps, 'sand-hill ford' or a reduced form of 'sand-spring/stream ford'⁷. Either would be appropriate to the situation of the medieval priory and presumed settlement.

The existence of an Old English name suggests a pre-conquest origin but Sandleford is not mentioned in Domesday Book and it is thought to have been included in the description of 'Ulfritone' (Newbury) the lands of which surrounded it to the north and west. Close ecclesiastical links continued into the medieval period.

A religious community at Sandleford is first recorded c.1160, when land was granted to provide flour for the brethren serving in the Church of St John the Baptist (Appendix 14, quoting S Wade, *Sandleford Priory, The Historic Landscape of St Gabriel's School Grounds* 1997). Most of the land of what later came to be Sandleford parish was granted to the Priory in 1193-1202 and the remainder (originally in Greenham) in 1349. The medieval Priory was closed in 1478 and the estate transferred to the Dean and Chapter of St. George's Chapel, Windsor and occupied by tenants until privately purchased in 1871.

Prior to 1871 Sandleford as an extra-parochial tract but it was changed to parish status, presumably as a result of the private (secular) purchase in 1871. The parish boundary, and therefore the earlier extra-parochial area, may be identified from the Ordnance Survey mapping of 1871, and the extra-parochial status suggests that the area was the land attached to the Priory. S Wade considered that the estate boundaries of the mid-20th century were essentially the same as those of c.1200.

The chief recorded components of the medieval Sandleford Priory are: the medieval chapel of the house of canons incorporated within the Grade I listed Sandleford Priory house N1220371, the priory site (B02176), the pre-priory church or religious cell (B16286), the existing chapel (B2177) and medieval burials (B15730), fishponds to the east at five locations extending south to the River Enbourne (B15769) and possibly a fulling mill site at Sandleford Place (B18093). 'Messuages' in Sandleford are recorded in the 16th century (*Appendix 14, 3.14*), implying the presence of plots containing dwellings. Ridge-and-furrow is recorded south-east of the Priory house (B19811). There was no parish church due to the extra-parochial status into the 19th century.

Within the application site, most of the existing woodland has the random, ever-changing angled curvilinear boundaries characteristic of woods retained after advancing clearance for farmland⁸. A date before 1700 is implied for these forms (Rackham 1990, 114). Later geometric boundaries (formed between 1781 and 1871) can be seen in a very short stretch of the north edge of Dirty Ground Copse at its south-eastern end, and in much of Gorse Covert (intended to provide cover for game), formed from the trimming and amalgamation of two curvilinear woods. The tiny fragment of wood west of Slockett's Copse is a vestige of a small wood of 1781. The names containing 'Copse' indicate coppicing and evidence of

⁷ Nottingham University (2015) **Key to English Place-Names**
<http://kepn.nottingham.ac.uk/map/place/Berkshire/Newbury>

⁸ Rackham, O (1990) **Trees and Woodland in the British Landscape**, pages 110-111 where a number of woods with comparable plans in East Anglia and Essex are illustrated

this is present in Dirty Ground Copse (Viewpoint 4, *Figure 9.8*), while High Wood may have produced timber for building. Prior to its cutting back in the 1970s Waterleaze Copse had a curvilinear northern boundary and it is thought to be equated with 'Bradmore Wood' described in the Priory's foundation charter of c.1200 (*Appendix 14, 3.10*).

Within the application site there are few surviving field boundaries of a similar nature which might be contemporary with this period: a short length of hedgerow linking Barn Copse and Dirty Ground Copse, and a curvilinear length west of Slockett's Copse. The 1781 survey shows that elsewhere the open ground was largely formed of small irregular straight-edged fields except where abutting the woodland boundaries. Although outside the application site the southern boundary of Newbury College is also similar in character.

The 1781 and 1871 mapping show the fields beyond the woodland labelled 'leaze'; (meaning pasture or meadow land) 'meadow' and 'ground' (a large piece of grassland)⁹, while the 1781 survey indicates that many of these were arable. This suggests that there had been a change in land use by the 18th century.

The formerly boggy land adjacent to the lower stretches of the stream contains fields named 'Upper Peat Mead' and 'Lower Peat Mead', while a small field named 'Ireland' at its north end is likely to be a further (clichéd) reference to boggy ground and the adjacent woodland is called 'Dirty Ground Copse'. There is no indication of arable in any of these names. Although Elizabeth Montagu referred to arable cultivation in 1777, in 1781 she described the fields around as being full of haymakers (*Appendix 14, 3.36-3.37*). Field names at the north end of the Estate within the application site indicate the presence of furze (gorse) and thus to the poorest land.

Beyond the western end of the application site and the Sandleford Estate, the land contains part of an area of three elongated curvilinear fields, each approximately 150m across (east/west). The western boundary of the Sandleford Estate (formerly the Sandleford parish boundary) is also the application boundary and is included in this pattern.

Medieval pottery B11567 has been found by fieldwalking in the northern part of the application site and the HER records a ditch H59564 in the south-eastern part of the application site as possibly medieval. The potential early medieval site B14276 to the north-west of the application site also produced Saxo-Norman pottery, and a gilded object B14428 has been found north of Wash Common, adjacent to the routeway which crosses the application site east of the findspot.

A geophysical survey identified possible medieval cultivation marks west of the western boundary of the application site (Substrata 2013).

Newbury

Newbury was first recorded in 1079 and achieved borough status in 1189. The medieval core lay largely north of the railway on the northern edge of the study area, and included a castle, market and two mills. Within the study area the distribution of medieval designated assets reflects its historic core: the listed Church of St Nicholas (Grade I; N1219556), Litten Chapel (Grade II* N1210610 and scheduled N1005379) and three Grade II listed medieval buildings (N1210602, N1210610, N1291422).

⁹ Field, John (1989) **English Field Names - A Dictionary**, pages 272 and 270 respectively

Newtown

Scheduled monument 1001820 is named in the National Heritage List for England as “*the deserted medieval town of Newtown*”, but there is no description in the on-line entry. The monument is however described in the Hampshire HER (H21287): the site was a medieval borough whose market licence was granted in c.1218 and it was well established by 1231-32 and is described as a “*wayside village of inns and smallholdings*”. The settlement seems not to have expanded to compete with Newbury.

The remains of Newtown are said in the HER to be entirely below ground, the main street being along the existing road leading south to Burghclere. Visible surface features lie west of Newton House: a track connecting Newtown House and the church, a slight bank, and a possible silted-up ditch. The stream north of the church was dammed to form three ponds, mapped in 1761 and 1873 but now infilled, and there are also house platforms north of the church. A watching-brief in 1996 found a pond or marsh deposit buried under probable modern infill (H42785) and medieval and later pottery has been found north of Newton House (H54360). The Grade II Swan Inn (1339772) stands at the road junction at the north end of the site: it is of 16th century origin with a later stable block. Taylor’s map of Hampshire shows the extent of Newtown in 1759, which corresponds broadly with the extent of the scheduled area.

Greenham

At Greenham a cluster of features indicates the historic settlement: chapel (B05209), manor house (B15831), documentation of the village (B15833), agricultural features (B17958), a possible house platform (B20324) and a find of pottery (B15832). Foundations discovered to the north on the racecourse (B20168) may also be related.

Cope Hall

A settlement at Cope Hall is recorded in a number of HER records: the site of the Hall (B15814), the boundaries and furrows of the open fields (B20081, B17832, B17964 and B17830), and pottery finds (B04077, 10702).

Aside from the features associated with the settlements at the medieval Sandleford Priory, Newbury, Newtown, Greenham and Cope Hall, medieval finds within the study area are largely artefact scatters west of Newbury, around Skinners Green, Enbourne Row, Newtown Common and to the south-west. Other than artefacts, features largely comprise ridge-and-furrow cultivation marks, though field boundaries and an enclosure are also listed in the HER.

[Post-Medieval Sandleford Estate, Park, and House \(St. Gabriel’s School\)](#)

Post-medieval sites in general are shown in *Figure 9.3*. The key events which might be expected to be reflected in surviving visible and buried physical remains are set out in *Table 9.2* and summarised in the remainder of this sub-section.

The development of the landscape has been set out in *Appendix I4, 3.0* and *Appendix G9 Section 2*, and there is a detailed description in the NHLE List Entry Description (N1000333).

The post-medieval development of Sandleford Park may be divided into two main phases, the break occurring with the rebuilding of Sandleford Priory house in 1780-1. The new house

was in Gothic style designed by James Wyatt, and there were significant parkland improvements in the following years to a design by Lancelot ‘Capability’ Brown. The work was carried out for the widowed Elizabeth Montagu, a significant social and intellectual figure known as ‘The Queen of the Bluestockings’. The existing house remains largely unchanged from this time.

The earlier situation is illustrated in a painting by Haytley (1744), general maps of the area by Ballard (1744), Rocque (1761) and Willis (1768). A detailed survey of the site as it existed in 1781 (*Appendix G9, 2.5.1*) shows the house following its 1780-1 rebuilding but the estate unaltered.

The later situation is illustrated in surveys of 1802 (*Appendix G9, 2.5.2*) and 1871 (*Appendix G9, 2.5.3*), and the series of historic Ordnance Survey maps dating from 1882 to 2006 (*Appendix 14, Figures 5 to 14*). There is extensive evidence from written records of the progress of the improvements and some of the motivation behind them.

A survey of 1730 notes and describes the lane from Newbury; a large tree-lined pond in the road near the house; two courts in front of the house and a walled garden to the rear; a maze, canal and kitchen garden behind it and many other ponds in the Estate (*Appendix 14, 3.17*). On Ballard’s map the house is shown as a simple rectangular plan with two projecting wings on the frontage linked to the road by a pair of tree-avenues. A further tree-lined feature extending west from Newtown Road on the central axis of the house may have been the eastern end of the historic routeway linking the Priory house to the heath at Wash Common, but the map is dimensionally inaccurate and the feature cannot be identified with certainty.

Rocque’s and Willis’ maps of the 1760s show that it was surrounded by a series of small enclosures with the chapel separate from the house. The layout of the woodland and small fields west of Newtown Road is schematic but not incompatible with the 1781 survey.

On the 1781 survey the house is shown in its completed and present form, incorporating the chapel but with the small enclosures apparently remaining, identified as a bowling green, a ‘Green Yard’, gardens and a wilderness walk, with small gardens and a rectangular pond on the south edge of the group. The enclosures cannot be correlated with those of the earlier mapping due to the differences in detail shown. The new house replaced the old one on the same site and both the tree-avenues survived at least in part at this time.

Evidence from 1744 into the 1780s indicates that the most valued views from the house and registered park were to the south to Newtown and the downland beyond, and perhaps to a lesser extent, to the east:

- The Montagu family chose to be painted by Haytley (1744) in the foreground of this view;
- Elizabeth Montagu referred to it and stated that she “never saw anything so pretty” (no date stated);
- Tree planting is recorded south-east of the house (1757);
- The 1781 survey is orientated due south (enabling alterations to be considered with regard to views to the south);
- Wyatt built a first-floor bedroom and dressing room for Elizabeth Montagu “*which command a beautiful prospect*” towards the Southern Ridgeway; they were located over the ground floor library and three small bedrooms at the south end of the house;

- Elizabeth Montagu wrote that she could “offer but little to the rural deities” due to financial constraints and that she would “*begin by embellishing what lies under the views of my new rooms*”;
- Brown improved the view from the new rooms by lowering the ground level of the terrace east of the house and making a fanlight over the east window;
- The entry in the Register of Parks and Gardens states that Brown’s design seems to have covered the valley east of the house down to Brown’s Pond (which he created or enlarged) and beyond in order to enhance views from Wyatt’s new rooms on the east front.

Brown died in 1783 but Montagu continued to follow his plans, expecting their completion in at least another two years.

The survey of the whole estate in 1802 shows that parkland on the east side of Newtown Road extended up to the house, two drives linked the house to the roads outside the parkland to the north and south, and the chain of ponds east of the house had been completed. The survey described this land as: '1: House and Homestead with farmhouse yard buildings lawn and pleasure ground containing together 87... 37' and states that 'A great part of the land east of the Newton Road was formerly arable and is a thin gravelly soil. It is now also in the lawn &c.'

The documentary evidence makes it plain that this landscape east of Newtown Road was the result of the changes made for Elizabeth Montagu, designed by Capability Brown.

Apart from the construction of the walled garden there is no significant change shown within the application site. The general appearance of the land appears to have been unchanged by Montagu even though a period of 15 years elapsed between the completion of Brown’s improvements (estimated by her in approximately 1785) and her death in 1800.

The 1781 survey shows the land within the application site as arable with meadow adjacent to the streams, and the woodland except Waterleaze Copse is shown broadly as it is now, though a number of field boundaries are shown which have subsequently been removed.

William Pollett Brown Chatteris acquired the lease of the Windsor Estate in 1835 and bought the freehold in 1871 and made extensive rhododendron and azalea plantations largely in the valley to the east of the house (*Appendix 14, 3.60*).

The next available surveys date from time of the purchase and show mainly slight modifications to the woodland but the removal of many of the field boundaries (*Figure 9.6*). The greatest change to the woodland was to Waterleaze Copse: firstly the thinning of a strip at the eastern end prior to 1871, and then the reduction of the wood c.1970 to approximately half of its original extent, leaving at its eastern end only a relatively narrow strip adjacent to the north side of the River Enbourne. The eastern boundary of High Wood was of slightly greater extent in 1781 than currently, but the 1871 survey shows the now-removed strip to have been distinct from the main Wood in some way, the subsequent cutting back having been made to an earlier internal boundary.

By the 1870s many of the field boundaries had been removed above ground and occasional scattered trees are shown in the open areas between the woods and adjacent to the historic routeway leading from Warren Road. However, the 1871 plan appears to be indicative in respect of non-woodland trees, and the exact extent of such trees is uncertain. It may well indicate the presence of tree clumps and hedgerow trees in a generalised way. The Ordnance Survey map of 1877 shows less extensive scattered trees and clumps though

they are still present, and intermittent hedgerow trees. A 19th-century agricultural building lies south-east of the walled garden (Viewpoint 10, *Figure 9.12*). The depicted appearance on the 1871 plan is similar to that of the parkland to the east of Newtown Road except that three fields on the northern part of the area are arable. The evidence considered in this assessment and in *Appendix G9* contains no certain indication that its appearance was modified within the scope of Montagu and Brown's improvements despite the extensive documentation of Montagu's actions and intentions. Montagu refers to her limited resources and the strong focus of the improvements seems to have been in the land east of Newtown Road.

The scattered trees and clumps suggest an element of parkland character present from at least 1877. However the area of parkland indicated by tone on the Ordnance Survey 6in:mile scale mapping of 1877/8 (*Figure 9.6*) is restricted to the east side of Newtown Road, extending to include parts of the application site (east and south of High Wood and east of Gorse Covert) only from 1898 to 1936. The 1938 mapping places the label 'Sandleford Park' over both sides of the road and from 1974 it is placed west of the road.

The List Entry Description describes this area as a 'transient area of parkland', referring to it as the 'Western Park'.

Known buildings and features related to the Park or Estate are:

- A west-facing house shown on Ballard's map of 1744 on the site of the existing Sandleford Priory house and subsequently replaced by it, with projecting wings flanked by a pair of tree-avenues linking it to Newtown Road (A339), and a further tree-avenue on its central axis on the west side of Newtown Road;
- Sandleford Priory house (N1220371) a Grade I listed house of the 1780s by James Wyatt with c.1800 kitchen block at the north end and incorporating a 14th-century flint and stone chapel to the east, refaced and rendered;
- Stable block (N1291029) of 1780-1, Grade II listed 10m north of the Priory;
- Sandleford Farmhouse (N1220370) Grade II listed, c.1800; and
- Dairy (1291028) Grade II listed, mid-19th century, east of Sandleford Farmhouse;
- Sandleford Priory (N1000333) a Grade II registered park (named Sandleford Park on historic mapping) lying mainly east of the road but including a walled garden on the west side of the road;
- Walled garden (not listed but within the registered park);
- Lodge on Newbury Road at the north end of the Park;
- Lodge on Pinchington Lane (north-east end of the Park), rebuilt;
- Sandleford Place (N1220373) Grade II listed house of c.1800; named Sandleford Lodge on the Ordnance Survey map of 1871;
- Woodland: surviving substantially as recorded in 1781 and 1761 but Water Leaze Coppice now has a much-reduced extent;
- Agricultural building adjacent to the walled garden; and
- Routeway linking Sandleford Priory house with Wash Common.

Table 9.2: Sandleford Estate, Park and House: Chronological Sequence

Date / period	Events
Late Saxon / Norman	<ul style="list-style-type: none"> • settlement of Sandleford may have been located on the Priory site
1160-1478	<ul style="list-style-type: none"> • brothers c.1160 • nuns 1179-80 • Priory founded 1193-1202 • Priory closed and site leased from 1478
1730	<ul style="list-style-type: none"> • Edward Montagu acquires the estate • written survey refers to: <ul style="list-style-type: none"> ○ lane from Newbury ○ tree-lined large pond 'in the road' near house ○ 2 courts before the house, walled garden to rear ○ a planted maze with a canal at the bottom and kitchen garden 'behind' it ○ many other ponds in the estate (<i>Appendix I4, 3.17</i>)
1742	<ul style="list-style-type: none"> • Montagu marries Elizabeth Robinson
1744	<ul style="list-style-type: none"> • Painting showing south view from house showing gardens, canals, fields and Newtown beyond • Ballard's Map of Newbury (sketch of house, road and tree-avenues)
1761	<ul style="list-style-type: none"> • Rocque map of Berkshire (<i>Appendix I4, Figure 1</i>)
1766	<ul style="list-style-type: none"> • addition of the Peckmore land beyond the eastern boundary of the parish
1768	<ul style="list-style-type: none"> • Willis Map of Berkshire (<i>Appendix I4, Figure 2</i>)
1775	<ul style="list-style-type: none"> • death of Edward Montagu
1780	<ul style="list-style-type: none"> • Wyatt commences rebuild of the house
1781	<ul style="list-style-type: none"> • Lancelot 'Capability' Brown commissioned • survey of existing estate (<i>Appendix I4, Figure 3; Appendix G9, 2.5.1</i>); plan of alterations drawn up (now lost) • 'made a Plan for all that was intended at Sandleford' • North drive constructed
1782	<ul style="list-style-type: none"> • Mrs Montagu pays Brown £500 (21st November); her letter refers to improvements around the house and that soon she will not see anything that belongs to her that is not pretty and other references to the wider landscape
1783	<ul style="list-style-type: none"> • Death of Brown • plan implementation continues for an estimated 2 more years • two payments made to Mr Lapidge (one of Brown's surveyors)
1784	<ul style="list-style-type: none"> • continued embellishment of grounds to south • new approach to house from the south • new plantations
1785	<ul style="list-style-type: none"> • estimated completion of Plan
1800	<ul style="list-style-type: none"> • death of Elizabeth Montagu
Pre-1802	<ul style="list-style-type: none"> • construction of walled garden west of Newtown Road
1802	<ul style="list-style-type: none"> • Windsor Chapter survey of land east of A339 (<i>Appendix G9, 2.5.2</i>): <ul style="list-style-type: none"> ○ Parkland up to S and E of house ○ Chain of ponds down valley to east

	<ul style="list-style-type: none"> ○ Land west of A339 unchanged
1835	<ul style="list-style-type: none"> ● W.P.B. Chatteris acquires the lease
1871	<ul style="list-style-type: none"> ● W.P.B. Chatteris acquires the freehold ● plan showing Windsor Chapter Estates on both sides of A339 (<i>Appendix I4, Figure 4; Appendix G9, 2.5.3</i>)

Newtown

Post-medieval Newtown is represented by four listed Grade II houses / cottages of 17th-19th century origin at its northern edge, the listed Grade II Newtown House of 18th and early 19th century origin on its eastern side, and the mid-19th-century Grade II listed Church of St Mary and St John the Baptist. The extent of these buildings is similar to that of the scheduled area and the scheduled monument is likely to contain post-medieval as well as medieval features.

Newton House is linked by a formal avenue to the road junction to the north where a lodge was mapped in 1873 though historic mapping shows no tone to indicate formal parkland.

Battle of Newbury 1643

The Battle of Newbury took place in 1643 during the English Civil War. The registered site (N1000026) lies entirely outside the application site. The List entry states that both the Royalist and Parliamentary sides fielded strong armies commanded by the King and the Earl of Essex, respectively.

The Royalists blocked the path of the Parliamentary forces, who were returning from Gloucester to London short of supplies, and forced a battle. The Parliamentary forces took up a defensive position on Round Hill (B16534: 1.2km north-west of the application site) and the Royalists attacked across hedged fields and lanes. An outflanking manoeuvre close to the River Kennett by Royalist cavalry failed and the King's army withdrew leaving the Parliamentary army to continue to London.

According to the List entry, the Battle was the best chance the King had of winning the Civil War and failure cost him the war and his life.

The List entry notes that in 1643 the now hedge less slopes of Round Hill were enclosed with hedges crossed by lanes, making a strong defensive position for the Parliamentary soldiers. Further south, where the Royalist cavalry played a major role, the open common has been extensively built over.

The HER (B15762) defines a wider area than the NHLE which contains the following records related to the battle:

- B16534 site of Round Hill;
- B16404 possible battery site;
- B16442 musket balls on Round Hill;
- B17979 shot and artefacts (not certainly of Civil War date); and
- The Falkland Memorial (B15945), a monument of 1878 dedicated to Viscount Falkland and the Royalist officers from the 1st Battle of Newbury.

Other Features of the Post-Medieval Landscape

Transport and communications features include the Turnpike from Newbury towards Andover (B06201) and the toll road from Newbury to the Hampshire Boundary (B06200), the Great Western Railway (B06063, B06061, B06059) and Didcot, Newbury & Southampton Railway, closed 1960s (B06119, B06107).

Other local routes are shown on historic mapping but not recorded in the HER, some of which may be of ancient origin.

In the rural landscape there are isolated farms and houses, and agricultural features noted in the HER include removed field boundaries, drainage ditches, water meadows and the remains of ridge-and-furrow cultivation.

The Grade II listed Warren Lodge Presbytery (1219539), now used for religious purposes, was originally a farmhouse, said in the List Entry to have been built in c.1858 when Wash Common was enclosed. The non-designated barn is now used as a church. However, the farm buildings are shown on the 1835 Newbury Tithe Map and appear to date from that period. Despite the 'Lodge' name, the house farm lies outside the Estate boundary; it therefore seems unlikely to have functioned as a lodge to the Estate.

The non-designated Park Cottage (B19993) is described in the HER as a labourer's cottage, 'perhaps used as a lodge for the long north-western approach to Sandleford Priory'. This function does not seem possible as the building would have lain beyond the boundary of the Estate and consequently it is not shown on the 1781 or 1871 plans. It is absent from the Newbury Tithe Map though it does show the location, which indicates a post-1835 date. It is likely to have originated as one of a series of scattered buildings constructed on the east side of Wash Common, a process which had begun by 1817 but was clearly continuing into the later part of the 19th century.

Industrial features are limited but include three quarries, a brickworks, a tannery in Newbury and mills at Wash Water (H 54885), Newbury (B06249), and Sandleford Place just beyond the south-eastern edge of the application site (B18093).

The Modern Landscape

During World War II the Priory was used as a military convalescence home and the estate was sold off in separate lots in 1947-8.

The land to the east of the A339 was divided into three parts: the central area contained the house which was converted into the St Gabriel's School for Girls run by an Anglican Community of Sisters. Land north of the School became occupied by a caravan park and later a refuse tip and finally housing ('Sandleford Lodge Park').

The land to the west of the A339 was developed as Newbury College and a household waste recycling centre. Apart from the walled garden (1781-1802); the remainder of the former Estate is now arable, grassland and ancient woodland.

A substantial number of modern military features are recorded in the HER, many of them within and around the Greenham Common Airbase. They include the non-designated airbase itself (B06570), scheduled fenced cruise missile housing and maintenance complex (1021040), former Combat Support Building (Building 273) Greenham Common (1419547), former Wing Headquarters Building, Greenham Common (1419593), possible military trenches north of Bury's Bank, a mock-up plane for training fire-fighting (B20643) and the

sites of three peace camps occupied in the 1980s (B16204, B16201, B16200). A bunker for reporting hostile attacks (B20064) is located on Round Hill.

Other military features include pillboxes and road blocks presumably of World War II origin now embedded in suburban south Newbury.

Other modern HER records relate to transport infrastructure (A34(T), railway features), and a number of non-designated modern buildings of architectural merit.

9.5 Mitigation Measures

9.5.1 *Inherent Mitigation / Enhancement Measures*

In simple terms the proposed development would comprise built-up areas to the north and west within the application boundary and a country park in the centre, east and south. The layout is in accordance with the requirements of the SPD.

With regard to the protection of the historic environment the layout is designed to avoid harming the setting of the listed Sandleford Priory house and the registered park which surrounds it, to protect the woodland blocks and hedgerows and provide enhancement of the unwooded arable land which is visible from Sandleford Priory house.

The Country Park has been designed in consultation with WBC and their advisors Kirkham Landscape Planning Limited, and a detailed rationale for its design is set out in *Appendix G9*.

9.5.2 *Standard Mitigation Measures*

The physical above-ground cultural heritage features such as woodland areas, trees and hedgerows and the agricultural building south of the walled garden would be protected by fencing for the duration of the construction period, as described in *Appendix G7* and the draft Construction Environmental Management Plan (CEMP) in *Appendix D1*.

9.5.3 *Actionable Mitigation / Enhancement Measures*

Actionable mitigation of potential effects on above-ground cultural heritage assets would be the long-term maintenance of the Country Park, to be secured as detailed in *Appendix G7*.

9.6 Assessment of Environmental Impacts

9.6.1 *Impact Assessment*

Assessment of direct effects on buried archaeological remains has been provided in *Chapter 10*.

Assessment of indirect effects on above-ground cultural heritage assets has commenced with the identification of all the designated heritage assets within the study area. These are mapped in *Figure 9.5* and may be broadly classified as follows:

- Newbury:

- listed buildings of Grades I, II* and II in the historic core (119 buildings);
- Grade II listed farmhouse, houses, buildings with tower and road bridge outside historic core;
- Newbury Conservation Area;
- Grade II listed Monks Lane petrol filling station;
- Battle of Newbury 1643 registered battlefield;
- Greenham:
 - Grade II* listed Church of St Mary, Greenham Lodge, Grade II stable block, West Lodge and estate cottages;
 - Greenham Common Airbase: scheduled cruise missile shelter complex, listed Grade II* Wing Headquarters Building and listed Grade II Combat Support Building;
- Wash Common:
 - Grade II* and Grade II listed farmhouses (including Squirrel Cottage, and Warren Lodge Presbytery on Warren Road), barn, cottages;
 - two scheduled groups of prehistoric barrows;
- Sandleford Priory medieval priory, listed house and registered park;
- Historic landscape within the application site;
- Newtown scheduled settlement remains and seven Grade II listed buildings;
- Thatched Cottage on south edge of Newtown;
- Adbury House Grade II listed house and stable;
- Newtown Common: Grade II listed milestone, cottage and house; and
- Wash Water: Grade II listed mill, granary and house.

Impacts are predicted to be largely visual. Comparison of the locations of the above with the ZTV diagram showing the theoretical visibility of the built-up areas of the development at the point of completion of construction (*Figure 9.5*), supplemented by site inspection, indicates that many of the designated heritage assets would have no intervisibility with the proposed development.

However, a number of designated heritage assets would potentially be theoretically intervisible with the proposed development, or very close to it. These assets have been considered in groups and where at least one is potentially affected the assessment includes consideration of all elements of the group either as the assessed asset or as part of its setting. Although outside the ZTV the listed Sandleford Place has been included on the grounds of its proximity to Sandleford Priory.

The list of single or grouped heritage assets subjected to detailed assessment of visual impacts is therefore as follows:

- medieval Sandleford Priory;
- post-medieval Sandleford Priory listed house and registered park;
- listed Sandleford Place;
- Newtown scheduled monument and associated listed buildings;

- listed Thatched Cottage south of Newtown; and
- historic landscape within the application site.

In addition, some non-designated elements of the historic environment contribute to the heritage significance of certain designated assets by forming part of their setting; those elements are addressed in the assessments.

Construction Phase and On Completion

Assessed assets and recorded viewpoints are located on *Figure 9.6* and the recorded views shown in *Figures 9.7-9.20*.

The assessment assumes that new planting will offer only limited screening of the proposed development areas during this phase (*Figure 7.6a* and *Figure 9.6*).

A summary of effects is provided in *Table 9.3*.

Medieval Sandleford Priory

The key known relevant features are:

- medieval Sandleford Priory, fishponds and documented settlement;
- the historic Sandleford Estate; and
- site of fulling mill at Sandleford Place.

This assessment addresses the potential effects on the heritage significance of the Priory site, taking into account non-designated assets which form part of its setting.

Heritage significance

The Priory and the fulling mill were parts of important medieval establishments, but the surviving features are now fragmented by later developments. The only certain visible medieval built remains are those of the chapel embedded in the 1780s house; other known or presumed related features take the form of buried archaeological remains concentrated around the house, together with the fish ponds to the east which are presumed to have a medieval origin. Little is known about the degree of survival of archaeological remains around the Priory, but within the application site, there is little to suggest that surviving remains are significant. The heritage significance of the assets at the Priory site is considered to be highest for the chapel, and potentially up to high for the assumed evidence of buried archaeological remains of the Priory and fulling mill.

Contribution to significance from setting

The chief element in the wider setting of the medieval Sandleford Priory and fulling mill is the medieval component of the historic Sandleford Estate. From within the application site the topographical relationship with the medieval Priory may currently be appreciated directly only from the southern part, broadly the area of the proposed Country Park. From this area the medieval chapel is not discernible and in terms of perception the post-medieval Sandleford Priory house provides a visual marker for the built medieval remains (Viewpoint 4, *Figure 9.17*), while Sandleford Place forms a similar but less visible function for the documented

fulling mill (Viewpoint 6, *Figure 9.8*). The latter property has not been visited for this study, but no medieval fabric is recorded in the List Entry.

The historic landscape within the application site appears to retain significant medieval or early post-medieval woodland and some field-boundaries are also possibly of this date. In contrast successive designs of building and ornamental parkland immediately surrounding the medieval Priory site and within the land to the east of Newton Road (including the designated historic parkland) have apparently removed the visible medieval landscape features there, with the possible exception of some of the ponds.

The landscape within the application site contains much of the estate attached to the medieval Priory and permits the appreciation of the scale, physical relationship and form of the whole asset group. It therefore forms a contribution to the significance of the assessed assets. Considering the appreciation of the assets as a group, the contribution from the potential medieval landscape features within the application site is balanced by the scarcity of visible features of the Priory itself and the harmful separation of the Priory and the application site caused by the busy traffic and lighting on Newtown Road.

Within the area east of Newtown Road, the contribution to significance from setting is considered to be low as few medieval features can be discerned, either of the Priory or its landscape setting. In the southern part of the application site the contribution to the significance from setting is greatest due to proximity and intervisibility with the site of the Priory. In the northern part of the application site within the proposed built-up areas there is little or no intervisibility with the Priory site or the fulling mill at Sandleford Place, and the contribution to the significance of the assets is restricted to one of general perception rather than direct intervisibility.

Nature and Type of Effect

During construction the built-up areas of the proposed development would be out of sight from the Priory site at ground level.

Views of the Priory site from the proposed Country Park area would have the construction area west of Dirty Ground Copse to the rear and no other built-up areas in the proposed development would be visible. In the proposed Country Park area planting operations would not form a significantly greater in impact than current farming activities. There could be some negligible adverse effects from construction noise and perception of construction operations at some locations behind the viewer when viewing the Priory site.

Overall the effect of construction is predicted to be negligible, temporary, indirect and up to medium term overall but often shorter at many locations.

Significance of Effect

The significance of effect of construction is predicted to be **negligible** (not significant).

Post-medieval Sandleford Priory House and Registered Park

Heritage significance

The key assets comprising this asset group or forming part of its setting are considered to be:

- Sandleford Priory house (N1220371) a Grade I listed house of 1780-1 by James Wyatt incorporating a 14th-century flint and stone chapel (refaced) to the east, with a c.1800 kitchen block at the north end;
- Grade II registered park named 'Sandleford Priory' in the NHLE listing (N1000333), lying mainly east of the road but including a walled garden on the west side of the road;
- Stable block (N1291029) of 1780-1, Grade II listed 10m north of the Priory;
- Sandleford Farmhouse (N1220370) Grade II listed, c.1800;
- Dairy (N1291028) Grade II listed, mid-19th century, east of Sandleford Farmhouse;
- walled garden on the west side of Newtown Road (not listed but lying within the registered park);
- lodge on Newbury Road at the north end of the Park;
- lodge on Pinchington Lane (north-east end of Park) demolished or heavily modernised;
- agricultural building adjacent to the east side of the walled garden; and
- estate land west of Newtown Road, probably regarded as parkland in the very late 19th and 20th centuries.

The historic landscape within the application site west of Newtown Road is assessed in its own right below. In this sub-section it is considered in relation to its contribution to the heritage significance of the assets listed above.

The house is noted in the List Entry for the importance of the 14th-century work (the Chapel) and described in the List Entry as *"an excellent and complete example of C18 Gothick"* and the latter is taken to be the key post-medieval characteristic upon which its listing and Grade I status is based. It is an asset of the highest significance.

The Grade II registered park is recorded on Historic England's Heritage at Risk Register ('Sandleford Priory, Greenham'). The register states that *'Other ownerships have fallen prey to development (housing, waste disposal) leaving the core compromised as a design fragment which in turn is under-resourced in its management. The setting of the house and park and garden is extremely vulnerable to housing and business development potential identified in the Local Plan'*. It is an asset of high significance in the central and southern part, but its significance has been greatly reduced in the northern part due to modern development within its boundary.

The walled garden and the Grade II listed farm buildings appear to have been largely utilitarian structures serving Sandleford Priory house; they are therefore likely to have been located primarily for functional reasons. The farm was linked to the wider estate (Viewpoints 7 to 9, *Figures 9.9 to 9.11*). They are assets of high significance.

The northern lodge on Newbury Road is non-designated and considered to be of medium significance due to its association with the Priory house and park, while the non-designated lodge on Pinchington Lane seems to have been largely or fully rebuilt. The agricultural building south of the walled garden is considered to be of low heritage significance.

The historic estate west of Newtown Road is described in the List Entry as the Western Park and as a transient area of parkland.

Contribution of setting to significance

The contribution from setting to the significance of the northern part of the Grade II registered park and the lodges at its edges is very limited by the modern development around and within the registered area.

The Grade II Sandleford Farm buildings, which lie adjacent to the east side of Newtown Road, have a very restricted outlook to the west towards the application site, due to extensive screening from trees on the Newtown Road frontage. The key aspect of their setting is Newtown Road on which they stand, the perceived functional link with the estate and walled garden on the west side of the road, and functionally and visually with Sandleford Priory house and its parkland to the south.

The Grade I status of the house is derived from its architectural quality; the greatest contribution to its significance from its setting lies therefore from where its architectural character can be appreciated. This is particularly where the appearance of the occupants' focus of interest best survives, which is in the southern and south-eastern parts of the registered parkland (Viewpoint 13, *Figure 9.20*). Along with the longer views to the south over Newtown to the high ground on the horizon, this was the focus of Elizabeth Montagu's documented interest and where she instructed James Wyatt to exploit the views in the design of the house and Lancelot Brown to make improvements. The registered park therefore forms the key setting of the house. Historic mapping and satellite imagery indicate that the current appearance of this parkland south of the house is similar in general terms to the open parkland with scattered trees laid out for Montagu, though the southern approach to the house has been modified and it appears likely that the long views to the south have become screened or filtered by trees near the house and otherwise altered.

With regard to the application site, on balance the evidence included in this study and Appendix G9 suggests that the 18th-century and early 19th-century landscape comprised intact boundaries with hedgerow trees, woodland and extensive arable with grassland in the valleys. The addition of scattered trees, boundary removals, conversion to grassland, and modifications to the woodland footprints were introduced in the early or mid-19th century after Montagu's death. By the turn of the 19th/20th century this was considered parkland, and the area therefore makes a beneficial contribution to the significance of the assets, though not to the key aspect of the Grade I significance which is the completeness of the house and the associations with Wyatt, Brown and Montagu. The area was not included when Sandleford Priory was designated as a registered park in 1987. The subsequent removal or thinning of the scattered trees and boundaries, removal of a large part of Waterleaze Copse and reversion to extensive arable has formed a modern third stage of development which forms an adverse impact within the later 19th-century and later phases of the setting of the listed house and registered park.

The intervisibility between the Priory house and the land within the application site is restricted to the southern part south of the woodland areas, where the Country Park would be located (Viewpoints 4, 11 and 12, *Figure 9.17, 9.19 and Appendix G4*).

Nature and Type of Effect

The potential effects are considered here in relation to change which would affect the ability to appreciate the significance of the Grade I Sandleford Priory house of the 1780s and the associated surviving Grade II parkland around the house and the walled garden.

During construction, the proposed built-up areas would be screened by woodland in views from the listed house and the registered park. There would therefore be no effect on the

ability to appreciate the relationship between the registered parkland and the listed house, or the contribution made by setting within the application site. Planting and other works within the proposed Country Park would have no significantly greater impact than current farming activities. The effect would be nil.

Views into the southern part of the application site from ground level at Sandleford Priory house and the registered park are distracted by the adjacent car park and the nearby busy road traffic on Newtown Road, and filtered through the existing lighting and vegetation (*Appendix G3 Viewpoint 8a*).

Views into the southern part of the application site from first floor level within Sandleford Priory house (*Viewpoints 11 and 12, Figure 9.19 and Appendix G4*) provide a slightly taller field of view of the proposed Country Park area and adjacent woodland compared with ground level views, due to the greater elevation. As a viewer moves north through the house High Wood forms a greater part of the view through the windows and reduces the visible area of open ground to the left.

The photomontages presented in *Appendix G4* show the view from the southernmost unblocked window of Sandleford Priory house on the first floor and therefore the location from where there would be greatest potential visibility from the house into the application site. They show that there would be no visibility of the proposed built development in the view from the viewpoint. The higher elevation means that the effects of the modern features along Newtown Road are less than in the ground level views, but they still form an adverse element in the view.

Views of the house and registered parkland east of Newtown Road from the proposed Country Park area would have the construction area west of Dirty Ground Copse to the rear and no other built-up areas in the proposed development would be visible. There could be some negligible adverse effects from construction noise and perception of construction operations when viewing the house at some locations. In the proposed Country Park area planting operations would not form a significantly greater in impact than current farming activities.

The land immediately west of the part of the registered park which contains the walled garden would be planted in a similar manner to the larger Country Park area to the south, forming more compatible surroundings to the registered parkland and the walled garden in this location. The walled garden is a utilitarian structure with no intended or actual outlook from within, whose purpose was to serve Sandleford Priory house. The designated area is already screened when viewed from the west (*Viewpoint 5, Figure 9.18*).

A machinery store and office for the Country Park Warden could be located to the south of the Household Waste Recycling Centre. It would be small scale and located in an area that already contains buildings, and it is not expected to cause a significant impact on the registered park.

The screening effects of existing trees would result in no greater than negligible impacts on the buildings of Sandleford Farm and the northern part of the registered park (*Viewpoints 8 and 9, Figures 9.10-9.11*).

Overall the effect of construction is predicted to be negligible, temporary, indirect and medium term overall but often shorter at many locations.

Significance of Effect

The significance of effect of construction is predicted to be **negligible** (not significant).

Sandleford Place

Heritage Significance

The existing building is a Grade II listed two-storey house of c.1800 (N1220373) on the site of a medieval mill. It was in separate ownership from the remainder of the Sandleford Estate in 1781 and remained so into the late 19th century and beyond. It is named 'Sandleford Lodge' on the Ordnance Survey 1:10560 scale map of 1873 but it has been in separate ownership from the Sandleford Estate since at least the 18th century.

It is an asset of high significance.

Contribution to significance from setting

The separate ownership suggests that the listed house and its plot were not closely linked historically to the Estate.

The property was not entered during preparation of this ES, but inspection from within the application site showed that it stands in low-lying ground with intermittent screening provided by woodland along its northern edge. From the footpath running through the proposed county park only the roof and upper gable end are visible suggesting that views of the application site from the house and its plot are at most very limited (Viewpoint 6, *Figure 9.8*); the focus of its outlook would be towards the River Enbourne and Newtown Road due to the topography and vegetation.

The contribution to significance from setting within the application site would be limited.

Nature and Type of Effect

During construction the ZTV shows that there would be no intervisibility between the house and the proposed built-up areas within the development.

In the proposed Country Park area planting operations would not be significantly greater in impact than current farming activities. Impact from the planting in the parkland in the county park area would be nil due to the lack of significant views from Sandleford Place.

Overall the effect of construction is predicted to be nil.

Significance of effect

The significance of effect during construction is predicted to be **nil** (not significant).

Newtown scheduled monument and listed buildings

Heritage Significance

The site is designated as a scheduled monument (N1001820) named *Deserted Medieval Town of Newtown*. There are also seven associated Grade II listed buildings:

- Swan Inn (N1339772);
- Church of St Mary and St John the Baptist (N1339771);
- Forge View cottage (N1296684);
- Bridge Cottage (N1092433);
- Deepnell House (N1092434);
- Gardener's Cottage (N1296686); and
- Newtown House (1092432).

The extent of Newtown in 1761 is suggested by historic mapping which broadly corresponds with the scheduled area and the distribution of listed buildings, and it is a reasonable assumption that the medieval extent was similar. The Swan Inn at the north end of the settlement is of 16th century origin with a later stable block while post-medieval buildings comprise four listed houses / cottages of 17th-19th century origin at its northern edge, the listed Newtown House of 18th and early 19th century origin on its eastern side, and the mid-19th-century Church of St Mary and St John the Baptist. The extent of these buildings is similar to that of the scheduled area and is indicated by historic mapping.

Newtown House is linked by a formal tree avenue to the road junction to the north where a lodge was mapped in 1873. This approach was the historic route through the settlement leading to the Common.

The Ordnance Survey map of 1877-8 uses tone to show the field east of Newtown House to be parkland, though lacking any defined features. The Hampshire Historic Landscape Characterisation considers it to be 19th century and later parkland. The area has been converted to arable but scattered trees have been retained.

The A339, which runs past the site to the west, is very busy but at a distance from the road much of the site is relatively peaceful and secluded.

The heritage significance of the scheduled monument is considered to be highest, and that of the associated listed buildings: high.

Contribution to Significance from Setting

As a roadside settlement with one substantial inn, Newtown Road is a key part of its setting, along with the non-designated bridge crossing the River Enbourne and the fording point linking it with Sandleford and Newbury. Founded as a borough, trade in the market and therefore communications will have been an important element in its economy though no doubt there were also strong links to the agricultural hinterland.

Views north and north-west from the scheduled monument and other designated assets are screened by tall mature trees (Viewpoints 14 and 15, *Figures 9.13 and 9.14*). The setting of

the assets is therefore tightly constrained with little contribution to significance from its landscape setting from any distance north of the River Enbourne crossing.

The land east of Newtown House makes a low contribution to the appreciation of the setting of the house due to the lack of specific designed features, the retention of scattered trees but the conversion to arable.

Nature and Type of Effect

The ZTV indicates that there would be no intervisibility between the designated heritage assets and the built-up areas of the proposed development. During operation, any potential limited intervisibility at a long distance with the built-up area of the application site from east of Newtown would not significantly affect the ability to appreciate the spatial relationship between Newtown House and its grounds and the remainder of the settlement. Given the screening of the scheduled area and the listed buildings the magnitude of impact of the proposed development is predicted to be nil.

Significance of Effect

The significance of effect during construction is predicted to be **nil** (not significant).

Thatched Cottage South of Newtown

Heritage Significance

This Grade II listed cottage (N1105670) is of 16th-century date. It originally stood at the north edge of Newtown Common on one of several routeways radiating out across the Common from Newtown. There is no obvious functional connection with the application site. The Cottage is orientated west across the valley; early 19th century mapping suggests that its setting was much more open in earlier times, but it is now embedded in mature woodland.

It is an asset of high significance.

Contribution to Significance from Setting

The Cottage is not orientated towards the application site and the original open views are now screened by the surrounding woodland. Its setting is now primarily the secluded plot in which it stands, and it cannot be appreciated from any distance.

Nature and Type of Effect

Due to the extent of the setting, the distance from the application site and the existing screening and orientation the magnitude of impact of the development is predicted to be nil.

Significance of Effect

The significance of effect during construction is predicted to be **nil** (not significant).

The Historic Landscape within the Application Site

Heritage Significance

The application site contains parcels of woodland, grassland and arable. The WBC Historic Landscape Character Assessment categorises land parcels into one of a series of Types, each having a score of Significance and Fragility on a scale of 1 up to 3. The scoring also takes into account Types which are influenced by previous Types (e.g. amalgamated fields formed from relict pre-18th-century irregular fields). Significance scores are based on the contribution of the Type to the landscape in terms of area covered, both modern and previous, and a professional judgement of the importance and interest of the Type. Fragility is scored on the 'susceptibility to damage' of the Type (an indicator of how much effort would be required to entirely destroy the Type).

The scoring is generic to the Type across the West Berkshire district, and not specific to individual parcels within the application site. The Types and their scores which fall within the application site are set out in *Table 9.2*.

Type	SLR summary of description	Significance	Fragility
Ancient woodland (Crook's Copse, Slockett's Copse, High Wood, Dirty Ground Copse, Waterleaze)	The oldest surviving wooded areas in the district, characterised by species-rich broadleaf woodland	3	3
Old secondary woodland (Gorse Covert)	Non-Ancient woodlands in existence by the 19th Century; most are probably on land that has, at some point, been used for	3	3
Designed landscape (walled garden area)	Formal and informal parklands round country houses (18 th -19 th century)	3	2
Pre-18th-century irregular fields (Central Valley, field south-west of Dirty Ground Copse)	Irregularly-shaped, small to medium sized fields with boundaries composed mainly of hedges. They are representative of the later medieval/early post-medieval, and possibly earlier, methods of	3	3
Reorganised fields formed from pre-18 th -century irregular fields (broadly the proposed built-up areas)	Modern fields formed through the consolidation of existing, historic, enclosures into more regular holdings but not formed simply through	2	2
Reorganised fields formed from designed landscape (approximately the proposed Country Park area)	Reorganised from formal or informal parkland	2	2

The Central Valley is identified as pre-18th-century irregular fields. These have sustained considerable internal boundary loss (*Figure 9.6*).

A third block south of Dirty Ground Copse although similarly classified, appears to be of 19th century date, being absent from the 1781 survey.

In the Newbury Landscape Sensitivity Study (WBC 2009a) the application site lies entirely within Local Landscape Character Area LLCA18D: Sandleford Park (which also includes the registered Sandleford Priory park and land to the north and east). The key elements of sensitivity note the complex topography of ridges and larger and smaller valleys, the secluded nature of the valleys but open on higher ground, the mosaic of arable, pasture and grassland with woodland blocks clumps and specimen trees, Sandleford Priory park and listed buildings. The historic sensitivity of the last-mentioned is considered to be predominantly low to medium in the north, high in the centre and medium and high in the south, with an overall sensitivity of medium to high. The Area is considered to be an important open area contributing to the rural setting of Newbury, with strong visual links with the higher ground to the south.

The historic landscape within the application site is a non-designated heritage asset, or group of assets defined at local level.

A very small part of the registered park which contains the agricultural building (Viewpoint 10, *Figure 9.12*) lies within the application site.

In general terms, on the national scale, the heritage significance would be placed at high for the woodland and medium or lower for the fields and open ground.

Nature and Type of Effect

Direct impacts would be very limited as this would not result in the removal of any ancient or secondary woodland, or of any key historic boundaries. A short treeline south of Crook's Copse which would be removed (*Figure 4.3*) is of 20th century or later origin (*Appendix G9, Drawing 1*) though positioned on an earlier boundary. There would, in addition, be a stand-off from the ancient and secondary woodland and the central valley and land between Slockett's Copse and High Wood would be preserved.

The construction of built-up areas within the northern and western parts of the application site would form an adverse and permanent but indirect impact by transforming the area from largely rural to built-up. In the proposed Country Park area planting operations would not be significantly greater in impact than current farming activities.

The more northerly parts of the application site retain a rural appearance but there is an existing adverse effect from boundary removal and new building, lighting and other modern features at Newbury Rugby Club and other development along Monks Road (Viewpoints 1 and 3, *Figures 9.15* and *9.16*).

Effects on historic landscape features during construction will occur in the proposed built-up areas. The direct effects would be negligible and permanent. The indirect effects resulting from change in setting are predicted to be medium adverse and permanent.

Significance of Effect

It is predicted that the significance of effect of development during construction on the northern and western parts of the historic landscape would be up to **moderate adverse**.

Table 9.4 - Summary of Impact Assessment – Construction / On Completion						
Receptor	Heritage significance	Description of Impact	Inherent & Standard Mitigation Measures	Nature of Effect	Type of Effect	Significance of Effect
Medieval Sandleford Priory	Highest, high	Potential limited visibility and noise of construction operations from areas of built development	Restriction of visibility of built-up areas through design	Negligible	Temporary, indirect, up to medium term but short term at many locations	Negligible (not significant)
Post-medieval Sandleford Priory house and registered park	Highest, high			Negligible	Temporary, indirect, up to medium term but short term at many locations	Negligible (not significant)
Sandleford Place	High			Nil		Nil (not significant)
Newtown settlement	Highest, high			Nil		Nil (not significant)
Thatched Cottage south of Newtown	High			Nil		Nil (not significant)
Historic landscape within the application site	Up to High	Replacement of farmland by construction work and buildings in north and west parts of site	Retention of woodland and avoidance of built development in central valley and between Crook's Copse and High Wood	Medium adverse	Permanent indirect	Moderate adverse
		Formation of Country Park in south and east parts of site	Fencing off of historic landscape features including building south of walled garden	Nil		Nil (not significant)

Residual Impact Assessment

This assessment assumes that the actionable mitigation and enhancement have been implemented and the planting as set out in *Figure 4.3* has matured. This is consistent with the approach taken in *Chapter 7*.

Medieval Sandleford Priory

Nature and Type of Effect

Where there is intervisibility between the application site and the medieval Priory features, there would be some visible change due to the formation of the Country Park to reflect its 19th century appearance. This would not affect the ability to appreciate the significance of the remains of the medieval Priory.

The effect on the significance of the Priory site and the ability to appreciate it would be nil.

Significance of Effect

The significance of effect from the proposed development is predicted to be **nil** (not significant).

Post-medieval Sandleford Priory House and Registered Park

Nature and Type of Effect

While the 18th-century landscape would have formed part of the setting for the house when it was rebuilt in 1780-1, the extensive arable land in that area would also make it incompatible with the appearance and usage of a Country Park as required by the SPD. The appearance of the proposed Country Park following the conversion of the arable to grassland after 1802 provides a more compatible character and has guided the Country Park design (*Appendix G9, Section 3*). This area was labelled from the end of the 19th century on Ordnance Survey mapping in a general way as 'Sandleford Park' and most of it indicated as parkland by the use of stipple-tone.

In the proposed Country Park, the proposed transformation of wide areas to grassland, the partial restoration of boundaries and dispersed trees and the extension of Waterleaze Copse would be in keeping in general terms with the later 19th-century appearance of this 'transient area of parkland'. An area of mitigatory planting at the east end of Dirty Ground Copse and south of the site of the proposed school would introduce non-authentic elements into the scene but would be in keeping with the overall appearance of the well-wooded application site. On maturity they would have the benefit of providing screening of the proposed built-up areas in views from the Country Park area. There would also be benefit from the spatial extension of public access and provision of interpretation boards.

The creation of the Country Park would form a beneficial indirect impact due to the reinstatement of selected lost scattered trees, trees in former hedgerows and the extension of Waterleaze Copse, and the ability of the public to appreciate the heritage significance of Sandleford Priory house from a wider range of viewpoints than is currently the case. This beneficial effect would be seen clearly from the listed house when viewed from first floor level and in views of the house and registered parkland around it when viewed from the Country Park.

The proposed development would be located beyond the registered parkland and would not cause any change within the registered park or in the views which were the focus of Montagu's improvements.

The effect is predicted to be low beneficial, indirect and permanent.

Significance of effect

The significance of effect is predicted to be **moderate beneficial**.

Sandleford Place, Newtown scheduled monument and listed buildings and Thatched Cottage South of Newtown?

Significance of Effect

Effects of nil significance during construction have been identified in the *Construction Phase and On Completion* section and would continue to be **nil** (not significant) during occupation of the proposed development.

The Historic Landscape within the Application Site

Nature and Type of Effect

The Country Park planting scheme, provision of on-site display explaining the significance of the site including the historic landscape, and extended public access to historic woodland and other historic landscape features would be a beneficial impact.

Visibility of the development from the Country Park would be reduced as the planting scheme matures (*Figure 7.6b*).

There would be a medium beneficial and permanent indirect impact in this area. This would be balanced by the ongoing adverse effect from built development in the northern part of the proposed development.

Significance of Effect

Overall the development would be **neutral** (not significant) in terms of impact on the historic landscape during occupation.

Table 9.5 - Summary of Residual Effects					
Receptor	Heritage significance	Description of Impact	Nature of Effect	Type of Effect	Significance of Effect
Medieval Sandleford Priory	Highest, high	Maturation of Country Park in south and east parts of site	Nil		Nil (not significant)
Post-medieval Sandleford Priory house and registered park	Highest, high		Low beneficial	Indirect, permanent	Moderate beneficial
Sandleford Place	High		Nil		Nil (not significant)
Newtown settlement	Highest, high		Nil		Nil (not significant)
Thatched Cottage south of Newtown	High		Nil		Nil (not significant)
Historic landscape within the application site	Up to High	Replacement of farmland by construction work and buildings in north and west parts of site	Medium adverse	Permanent indirect	Neutral (not significant)
		Formation of Country Park in south and east parts of site	Medium beneficial	Permanent indirect	

9.7 Cumulative Impact Assessment

9.7.1 Sandleford Park West

This sub-section considers the potential cumulative effects which could occur should the proposed scheme be developed together with the Sandleford Park West scheme and the Warren Road improvements. Further details of these schemes are set out in *Chapter 4*.

There would be an adverse effect on the Warren Lodge Presbytery (N1219539) through change in its setting, due to the proposed alterations to Warren Road, and the demolition of the 19th-century non-designated Park Cottage (B19993). The effects are unlikely to be significant. The Presbytery would not be affected by the Sandleford Park development and this development would not add to the effect from the Warren Road alterations alone.

Warren Road forms the western end of the non-designated historic routeway connecting Andover Road with Newtown Road along Warren Road and across the application site. The part of Warren Road which would be chiefly affected by the road alterations is of suburban character on the south side, and is occupied by school grounds to the north which can be seen in intermittent views from the road. The demolition of the cottage and alterations to the trees and hedgerow would form an adverse effect on the existing character of this part of the routeway, but given the existing degraded nature of the features and immediate surroundings from a historic environment perspective, the effects are unlikely to be significant.

There would be further effects on the Grade II listed Squirrel Cottage, Kendrick Road (N1221045), from the Sandleford Park West housing. This building was formerly a pair of cottages; it is of one storey with only ground floor windows facing towards the east where views are screened by a substantial hedgerow towards the potential development. The effect of the development incorporating mitigation is unlikely to be significant.

Historic Landscape

The Sandleford Park West development would remove internal boundaries which are of relatively recent origin but preserve the main hedgerows and woodland. The eastern boundary of this block is the most significant historically, being the western boundary of the Sandleford Estate. It also forms the western boundary of the proposed development. This boundary would be retained in the proposed development. The effects would be similar in nature to those of the proposed development but would extend the area affected.

9.7.2 *Other Cumulative Impacts*

Other developments potentially forming cumulative effects with the proposed development have been identified (*Chapter 4, Table 4.4*).

Consented Development South of Newbury College

There are existing planning consents for a southern extension of Newbury College, and the new Highwood Copse Primary School, together with a new link road into the site off the A339.

The effects of these developments would be separated spatially from the registered walled garden by a buffer of landscaped ground within the proposed development and an existing (non-historic) pond, and while they may be visible from the eastern side of the Country Park area during construction there would eventually be at least partial screening from planting south of the proposed school in the proposed development. The long-term effects are therefore likely to be limited to those on the historic landscape north of High Wood. The Newbury College development would require the removal of a historic hedgerow shown on the 1781 map. This area is already subject to modern intrusions such as the existing Newbury College buildings, and the visual effects on the historic landscape setting in this area would be no greater in magnitude than those in the current proposals around Crook's Copse though the spatial extent of the combined effect would be increased.

The school application has been approved under application reference 17/03434/COMIND¹⁰. The Conservation Officer considered in pre-application advice that the development would not affect the settings of any designated heritage assets, including the nearest one, the registered Sandleford Park.

It is predicted that there would be no cumulative effects from these developments.

Other Application Sites in Newbury

On the basis of their locations it is unlikely that any of the other developments identified as potentially cumulative would affect the assets assessed for the proposed development, and consequently when their effects are considered in combination with those of the proposed development, it is predicted that there would be no cumulative effects.

9.8 Summary

The Cultural Heritage Assessment has assessed the effects of the proposed development on above-ground Cultural Heritage Assets.

Sources have included existing documentation, existing analyses (of which the most important are presented in full in the appendices and other documents included in the application), and site inspection, all located in a study area comprising the SPD site (including all of the proposed development) and land within 2km of it.

¹⁰ Referenced at <http://planning.westberks.gov.uk/rpp/index.asp?caseref=17/03434/COMIND> on 18th December 2019

9.8.1 *Main Receptors*

Within the study area there are many archaeological sites, findspots and other historic environment assets dating from prehistoric times through to the 20th century. Known archaeological features buried within the site are limited to a prehistoric artefact scatter, Roman field and paddocks to the west and medieval and later agricultural features.

Potential impacts on above-ground cultural heritage assets are considered to be largely visual. The estimate of the visibility of the proposed development within the application site led to the detailed assessment of the following potentially-affected assets:

- Medieval Sandleford Priory;
- Post-medieval Sandleford Priory listed house and registered park;
- Listed Sandleford Place;
- Newtown scheduled monument and associated listed buildings;
- Listed Thatched Cottage south of Newtown; and
- Historic Landscape within the application site.

The effects of the proposed development are summarised in *Tables 9.4 and 9.5*.

9.8.2 *Mitigation and Predicted Effects*

The proposed mitigation is in accordance with the requirements of the SPD. Design of the proposed development avoids intervisibility of the built-up areas with the Grade I listed Priory house and Grade II registered park, and the appearance of the Country Park area in the southern part of the application site would be enhanced through planting to reflect its later 19th century appearance. This will enhance the contribution of setting to the heritage significance of the listed house and registered park and therefore the significance of those assets, resulting in a **moderate beneficial** effect.

Visual effects on the heritage significance of other designated assets were considered to be **nil** or **neutral**, which are not considered to be significant.

No significant cumulative effects were identified.

In conclusion, it is predicted that with regard to individual cultural heritage assets and their settings, the development would not produce overall harmful effects, and the overall permanent effect of the development in relation to cultural heritage would be beneficial.