



SORBON ESTATES LIMITED

NEW KIOSK BUILDING, READING LINK RETAIL PARK, READING, BERKSHIRE

ARCHAEOLOGICAL DESK BASED ASSESSMENT

JANUARY 2023

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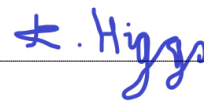
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EXECUTIVE SUMMARY

In January 2023, Wardell Armstrong carried out an archaeological desk-based assessment of a Site at Reading Link Retail Park, Reading, Berkshire. The archaeological assessment was undertaken in respect of outline planning proposals comprising the construction of a new kiosk building within the Site.

Based on the known evidence, the Site has only a low archaeological potential for Romano-British, Anglo-Saxon, medieval, post-medieval, early modern and modern remains. It has a low to moderate potential for prehistoric evidence. This relates to its location within the archaeologically rich Kennet Valley and within an area that has revealed a wide range of prehistoric findspots and remains, including two medium, Mesolithic transept axes recovered from the River Kennet only 80m to the south-east of the site (HER 02001.00.000 - MRD11163).

Historic cartographic sources throughout the early modern and modern periods have revealed consistently that the Site consisted of undeveloped land until the late 20th century, specifically part of a 'Rifle Range' c. 1879 – 99. The Site also lay upon the confluence of two small watercourses serving the Holy Brook, which by 1961 were referred to as merely 'drains'. The Site nevertheless has the low to moderate potential for prehistoric artefactual evidence, as well as paleoenvironmental and stratigraphic evidence for the exploitation and occupation of the Kennet Valley.

In summary, the proposed development has a low potential to reveal, negatively impact and even destroy archaeological evidence within the Site. However, such non-designated heritage assets would not preclude development. Consequently, it is anticipated that no further work would be required within the boundary of the Site at this stage, particularly prior to the finalisation of the planning proposals, whilst planning consent could be granted on archaeological grounds in compliance with legislation and planning policy.

1 INTRODUCTION

- 1.1.1 This report has been prepared by Wardell Armstrong LLP, a Registered Organisation with the Chartered Institute for Archaeologists.
- 1.1.2 The report sets out the archaeological and historical background of a Site at Reading Link Retail Park, Reading, Berkshire (centred on NGR SU 71133 72121). Proposals entail the construction of a new kiosk building within the Site.
- 1.1.3 This report provides an assessment of the significance of any known or potential heritage assets of an archaeological nature within the boundary of the Site. Potential direct impacts as a result of the proposed development to identified and potential heritage assets of an archaeological nature are established, and their heritage significance assessed. Appropriate mitigation measures for reducing/offsetting these potential impacts are proposed where relevant.
- 1.1.4 The assessment has been undertaken following the Standards and Guidance of the Chartered Institute for Archaeologists (CIfA 2020) and in accordance with terminology expressed within the National Planning Policy Framework. This assessment does not assess any potential indirect impacts to the setting of heritage assets.
- 1.1.5 In order to inform this assessment baseline data was obtained from the following:
- Berkshire Archaeology Historic Environment Record (HER) consulted January 2023;
 - Historic England GIS datasets (accessed 2023);
 - The National Heritage List for England (Historic England website).
- 1.1.6 In addition, a walkover survey of the Site was undertaken in January 2023.
- 1.1.7 The objectives of the assessment were to provide for the identification of areas of archaeological potential within the Site; to consider the Site within its wider archaeological context; and to describe the likely extent, nature, condition, importance and potential state of preservation of the archaeology.

2 PLANNING POLICY AND LEGISLATION

2.1.1 A heritage asset is defined in the National Planning Policy Framework (NPPF) as ‘a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest’ (Ministry of Housing, Communities and Local Government 2021, Annex 2 page:67).

2.2 Legislation

2.2.1 Designated heritage assets protected by statutory legislation comprise Scheduled Monuments, Protected Wrecks, Listed Buildings and Conservation Areas. Nationally significant archaeological sites, monuments and structures are protected under the Ancient Monuments and Archaeological Areas Act (1979).

2.2.2 Hedgerows are afforded protection under the Hedgerow Regulations 1997 (amended 2002). Hedgerows are deemed important if they:

- are associated with a Scheduled Monument or a site recorded on an Historic Environment Record; or
- form an integral part of a field system shown on a map pre-dating 1845;
- mark a parish or township boundary predating 1850; or
- mark the boundary of a pre-1600 estate.

2.3 National Planning Policy

2.3.1 The National Planning Policy Framework (NPPF) supported by the National Planning Policy Guidance (PPG), which endorses the conservation and enhancement of the historic environment (Department for Communities and Local Government 2014), defines the role of the planning system as to promote and achieve sustainable development and involves ‘protecting and enhancing our natural, built and historic environment’ (MHCLG 2021, para:8).

2.3.2 The NPPF requires that in determining applications ‘great weight’ should be given to the asset’s conservation and that ‘substantial harm to or loss of...assets of the highest significance, notably Scheduled Monuments ‘should be wholly exceptional’ (MHCLG 2021, para:194).

2.3.3 Non-statutory designated heritage assets, comprising Registered Battlefields, are protected under national and local planning policy only. This is also the case for the remainder of the archaeological resource; entries onto a historic environment record

or sites and monument record as well as previously unknown features which may be recorded during the course of data collection in respect to a given development proposal.

- 2.3.4 The significance of a heritage asset (designated or non-designated) is defined within the National Planning Policy Framework (NPPF) as ‘the value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic’ (MHCLG 2021, Annex 2 page:71).
- 2.3.5 The setting of a heritage asset (designated or non-designated) is defined as ‘the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’ (MHCLG 2021, Annex 2 page:71).
- 2.3.6 Where heritage assets (designated or non-designated) are to be affected by development, ‘local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on their significance’ (MHCLG 2021, para:194).
- 2.3.7 Developments where substantial harm to or total loss of significance of a designated heritage asset should be assessed against specific tests and should deliver substantial public benefits which outweigh any loss or harm (MHCLG 2021, para:195). Less than substantial harm to a designated asset would require public benefits including the securement of an optimum viable use (MHCLG 2021, para:202).
- 2.3.8 Impacts to the significance of non-designated assets will require a balanced judgement based on the level of significance and the scale of harm (MHCLG 2021, para:203), although non-designated assets which are of equivalent significance to designated assets will be considered as such (MHCLG 2021, page:56). Where heritage assets of an archaeological nature may be impacted upon by development ‘local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation’ (MHCLG 2021, para:194).

2.4 Local Planning Policy

2.4.1 The Local Development Framework for Reading comprises the Reading Borough Local Plan (RBC 2019). The associated proposals map reveals that the Site lies within an Air Quality Management Area associated with the A33 Rose Kiln Lane. The Site is therefore covered by Policy EN15;

Policy EN15: Air Quality

Development should have regard to the need to improve air quality and reduce the effects of poor air quality.

- i. Development that would detrimentally affect air quality will not be permitted unless the effect is to be mitigated. The following criteria should be taken into account:
 - Whether the proposal, including when combined with the cumulative effect of other developments already permitted, would worsen air quality;
 - Whether the development is within, or accessed via, an Air Quality Management Area; and
 - Whether it can be demonstrated that a local worsening in air quality that would not detrimentally affect human health or the environment would be offset by an overall improvement in air quality, for instance through reduction in the need to travel.
- ii. Where a development would introduce sensitive uses (such as residential, schools and nurseries, hospitals, care facilities) into, or intensify such uses within, an Air Quality Management Area, detrimental effects on that use will be mitigated. Mitigation measures should be detailed in any planning application. If there are significant detrimental effects that cannot be mitigated, the application should be refused.
- iii. Where required, planning obligations will be used to secure contributions to measures to tackle poor air quality or for air quality monitoring.

2.4.2 The proposals map also revealed that the Site lies 40m to the south of an Area of Archaeological Potential, which covers the existing retail units at Reading Link Retail Park, and is defined by Policy EN2;

Policy EN2: Areas of Archaeological Significance

Applicants should identify and evaluate sites of archaeological significance by consulting the Historic Environment Record. This will require an assessment of the archaeological impacts of development proposals to be submitted before the planning application is determined. Planning permission will not be granted in cases where the assessment of the archaeological impacts is inadequate.

Where remains cannot be preserved 'in situ,' remains should be properly excavated, investigated and recorded. This will require adequate provision for the identification, investigation, recording and publication of the archaeological resource. Where appropriate, Section 106 agreements will be negotiated to protect, enhance and interpret archaeological remains.

Development proposals which will have an adverse effect on scheduled monuments and other nationally important archaeological remains and their settings will not be allowed unless there is clear and convincing justification in the form of overriding public benefits.

2.4.3 Furthermore, relevant planning policy is presented within Policy EN1, which is referenced in full below;

Policy EN1: Protection and Enhancement of the Historic Environment

Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced. This will include:

- Listed Buildings;
- Conservation Areas;
- Scheduled Monuments;
- Historic parks and gardens; and
- Other features with local or national significance, such as sites and features of archaeological importance, and assets on the Local List.

All proposals will be expected to protect and where possible enhance the significance of heritage assets and their settings, the historic character and local distinctiveness of the area in which they are located. Proposals should seek to avoid harm in the first

instance. Any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.

Applications which affect Listed Buildings will not have an adverse impact on those elements which contribute to their special architectural or historic interest including, where appropriate, their settings.

Applications which affect Historic Parks and Gardens will safeguard features which form an integral part of the special character or appearance of the park or garden. Development will not detract from the enjoyment, layout, design, character, appearance, features or setting of the park or garden, key views out from the park, or prejudice its future restoration.

Applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement.

The Council will monitor buildings and other heritage assets at risk through neglect, decay or other threats, proactively seeking solutions for assets at risk including consideration of appropriate development schemes that will ensure the repair and maintenance of the asset, and, as a last resort, using its statutory powers.

Where there is evidence of deliberate neglect or of damage to a heritage asset, the deteriorated state of the heritage asset should not be taken into account in any decision.

3 DESCRIPTION OF THE SITE

3.1 Designations

3.1.1 The Site does not incorporate any designated or non-designated heritage assets. The Berkshire Archaeology Historic Environment Record (HER) database also reveals that the Site does not include any archaeological sites or findspots.

3.1.5 Historic Landscape Characterisation (HLC) defines the Site and the wider Reading Link Retail Park as a modern strip mall dating from the late 20th to early 21st centuries (HER HRM5094).

3.2 Location

3.2.1 The Site is located within the large town and borough of Reading, which lies within the county of Berkshire (Fig. 1). Reading is situated 25km to the east of the town of Newbury, and 15km to the south-west of Maidenhead. The roughly east to west aligned route of the M4 motorway runs to the south of Reading and 3.2km to the south of the Site, whilst the north to south aligned A33 Rose Kiln Lane trunk-road is situated only 80m to the east. The Site therefore lies towards the southern extent of the modern town of Reading, and 1km to the south-south-west of Reading's historic core.

3.2.2 The Site lies in the north-eastern corner of the Reading Link Retail Park (Fig. 2). The retail park lies along the western frontage of Rose Kiln Lane at the point at which the A33 Rose Kiln Lane trunk-road diverges from the original course of Rose Kiln Lane. To the immediate south-west and south-east of the Site lies a service road for delivery and refuse vehicles to the Reading Link Retail Park, whilst the retail units stand 40m to the Site's north.

3.2.3 The Site is roughly rectangular in plan and covers an area of 10,000 square foot. It is currently occupied by concrete hardstanding and two rows of car parking spaces associated with the Reading Link Retail Park. Proposals entail the construction of a new kiosk building within the Site.

4 METHODOLOGY

4.1 Archaeological Databases

4.1.1 The standard collation of all known archaeological sites and find spots within the Reading borough comes from the Berkshire Archaeology Historic Environment Record (HER). Significant entries within an approximate 500m radius of the Site are listed in Appendix 1 and plotted in Fig. 3. Where relevant, these sites and finds have been discussed in Section 5.

4.1.2 Information on designated heritage assets has been sourced from Historic England datasets.

4.2 Historical and Cartographic Sources

4.2.1 The principal sources for this type of evidence were:

- the Berkshire Record Office (BRO);
- online sources holding historic Ordnance Survey and tithe maps.

4.2.2 Relevant documents are listed in the Bibliography and reproduced in Figs. 4 - 11.

4.3 Secondary Sources

4.3.1 All sources are listed in the Bibliography. The principal sources of secondary material were:

- the Berkshire Record Office (BRO);
- the Archaeology Data Service (ADS);
- the Wardell Armstrong in-house library.

4.4 Geological/Geotechnical Information

4.4.1 A description of the superficial and solid geology of the local and surrounding area was compiled in order to assess the likely presence and potential condition of any archaeological remains on the Site. This information was drawn from appropriate maps published by the Geological Survey of Great Britain (BGS 2021) and the Soil Survey of England and Wales (SSEW 1983).

4.4.2 Where available, Site Investigation reports will be referenced as appropriate and detailed within the Bibliography.

4.5 **Site Inspection**

4.5.1 In the course of the archaeological desk-based assessment, a physical walkover of the Site was undertaken. The inspection had the following purposes:

- to examine the areas of archaeological potential identified during the desk-based assessment; in particular, with a view to gauging the likely survival and condition of archaeological remains;
- to identify signs of disturbance or truncation within the Site which could affect archaeological potential;
- to review the presence/absence of earthworks indicative of the presence of archaeological remains i.e. ridge and furrow earthworks; and
- to confirm the presence/absence of historic hedgerows.

5 THE EVIDENCE

5.1 Topography, Geology and Soils

- 5.1.1 The town of Reading is situated within the Thames valley, and predominantly along the southern bank of the River Thames (Fig. 1). The River Thames runs on a broadly west to east alignment to the north of Reading's historic core and 2.5km to the north of the Site. The River Kennet, which is a tributary of the River Thames, lies 220m to the east of the Site in the form of the Kennet and Avon Canal. Furthermore, the Holy Brook, which is a channel of the River Kennet, flows roughly south-west to north-eastwards only 110m to the Site's north-west.
- 5.1.2 The Site therefore lies within the floodplain of the River Thames and its tributaries, and has a predominantly flat and low lying relief. The topography of the Site is notably flat and stands at 40m AOD, with the wider, natural relief to the west significantly lower and comprising part of the undeveloped floodplain of the Holy Brook, thus indicating that the relief of the Reading Link Retail Park has been artificially raised about the natural.
- 5.1.3 The solid geology of the Site comprises Upper Cretaceous chalk of the Lewes Nodular Seaford and Newhaven Formations (BGS 2023), which characterise the floodplain of the River Thames and its tributaries. It is overlain by a drift geology of clay, silt, sand and gravel alluvium. The north-eastern section of the Reading Link Retail Park was subject to previous archaeological investigations as part of the Reading Waterfront Sites (Hawkes & Fasham 1997), yet the trench to the south of the Holy Brook located no archaeological deposits.

5.2 Archaeological and Historical Background

Prehistoric

- 5.2.1 The Site lies within the archaeologically rich Kennet Valley, which, along with the larger Thames Valley, was a location favoured for occupation and exploitation throughout the prehistoric period. The Kennet Valley has produced numerous finds and occupation sites from many periods (Lobb & Rose 1996), a large number of which having been located on the basis of aerial photography. Recent archaeological investigations have revealed evidence for lower Palaeolithic exploitation on the Kennet Valley in the form of a small flint scraper/cutting tool found at Waterloo Meadows Children's Centre and 300m to the east of the Site (HER RD15616 -

MRD15616) and a large flint flake found in a back garden at Baydon Drive almost 800m to the west-north-west (HER MRM18229).

- 5.2.2 Dredging of the Rivers Thames and Kennet, particularly in the Reading section, has also produced a large range of prehistoric tools and implements of stone and flint (Ford 2010). Although the Site lies 2.5km to the of the River Thames, two medium, Mesolithic tranchet axes were recovered from the River Kennet only 80m to the south-east of the Site (HER 02001.00.000 - MRD11163). In contrast, the Neolithic is presented by a ground flint axe found near the Kennet at Katesgrove and 300m to the east of the Site (HER 02006.00.000 - MRD11170).
- 5.2.3 The Bronze Age is well attested in Reading's modern suburbs, particularly to the south of the town (Preston 2010), yet was poorly represented by the Reading waterfront sites investigation in the north-eastern corner of the Reading Link Retail Park (Hawkes & Fasham 1997). Nevertheless, Bronze Age bronze spearhead with side loops was recovered from the River Kennet 280m to the Site's south-east (HER 02046.00.000 - MRD11234), whilst a large quantity of pottery was recovered from Waterloo Pit, which lies 650m to the south-east (HER 02052.00.000 - MRD3881).
- 5.2.4 In contrast, evidence for the Iron Age exploitation and occupation of the area is less prolific, with the period best attested by the large hillforts built on higher ground such as the Berkshire Downs to the north of Reading. The Iron Age is attested only by a bronze fibula recovered from the River Kennet, again 300m to the south-east of the Site (HER 02054.00.000 - MRD11244). Furthermore, antiquarian evidence has also suggested the possibility of an Iron Age hillfort 2km to the south-east of the Site in the vicinity of Northumberland Avenue, Whitley (Ditchfield & Page 1923).

Romano-British

- 5.2.5 Evidence of Romano-British occupation is generally widespread in the Thames Valley, although Roman evidence is relatively modest for Reading, which never stood on a Roman road (Ditchfield & Page 1923). Furthermore, no Romano-British remains are recorded within a 500m radius of the Site. Nevertheless, the Katesgrove area to the east of the Site, particularly Waterloo Gravel Pit and Bob's Mount, has produced extensive evidence for Roman settlement. Such finds were generally made during gravel digging in the mid to late 19th century, whilst others come from house building in the same period. Beyond Katesgrove, the distribution of Roman remains indicates smaller-scale Roman occupation located close to the course of the River Kennet.

Anglo-Saxon

- 5.2.6 Place-name evidence suggests an Anglo-Saxon origin for Reading, yet differs on its etymology. Reading is judged to derive either from the Saxon place of '*the sons of Read*' or the pre-Roman *Rhydd-Inge* or '*ford by the water meadows*' (Skeat 1911). The earliest written record of a settlement in Reading is from the Anglo-Saxon Chronicles, specifically 4th January 871 when the battle of *Readingum* or Reading was fought between the Danes, King Ethelred and his brother Alfred the Great (Ditchfield & Page 1923). The *Victoria County History* maintains that, in the same year, '*the Danes... took Reading and threw up fortifications on the strip of land between the Kennet and the Thames*' (*ibid.*).
- 5.2.7 Although the Site is judged to lie to the south-west of the Anglo-Saxon settlement of Reading, the surrounding area nevertheless contains significant evidence of Saxon exploitation. Wooden fragments of a possible bowl, sherds of Saxon pottery and a worked birch stake were found in an excavated silt layer at Coley Park Farm, which stands 500m to the north-west of the Site (HER 09033.00.000 - MRD15608). The stake has been interpreted as a channel marker and was radiocarbon dated to AD 650 – 760. Further Saxon remains comprise an iron battle-axe and stone spindle-whorl found at Waterloo pit at Katesgrove (HER 02090.00.000 - MRD11315).

Medieval

- 5.2.8 At the time of Domesday, Reading was recorded as *Redinges*, with the borough expressly named and separated from the town and the manor (Williams & Martin 1992). However, both were held by the king in demesne, whilst William the Conqueror gave to the abbey of St. Martin at Battle a church in Reading together with eight hides, two mills and two and a half fisheries, besides 29 mansurae in the town of Reading (*ibid.*). An Abbey was founded at Reading in 1121, which, along with the wool trade, changed the fortunes of the town, despite the 14th century population decimation caused by the Black Death.
- 5.2.9 As previously, the Site remained distant from the settlement core of Reading throughout the medieval period, and is thus surrounded by only limited evidence of medieval occupation. A possible 'cooking' pit was exposed during gravel extraction to in Waterloo Pit c. 1905 and 550m to the east of the Site (HER 02117.00.000 - MRD3998). A number of small, abraded sherds of medieval pottery were also found during an excavation at Elgar Road relief road and 350m to the north-east (HER 02539.01.200 - MRD11985).

Post-Medieval

- 5.2.10 The town of Reading expanded rapidly during the 16th century, largely as a result of its Abbey. The Dissolution of the Monasteries witnessed the destruction of much of the Abbey in 1538, with its last abbot, Hugh Cook Faringdon, subsequently tried and convicted of high treason and hanged, drawn and quartered in front of the Abbey Church (Ditchfield & Page 1923). In contrast, the post-medieval period within the vicinity of the Site is attested only by a bank found during works for the Elgar Rod Relief Road and 350m to the north-east (HER 02539.01.100 - MRD4238).
- 5.2.11 Reading changed allegiances several times during the Civil War (1642 – 1651), yet became a Royalist garrison in 1642, before being won by the Parliamentary forces at the Siege of Reading in 1642 (Ditchfield & Page 1923). Whilst the courses of its Civil War defences are documented by a 1643 map of Reading (HERs RD15629 - MRD15629, MRD15631, MRD15650, RD15703 - MRD15703), they were all located over 650m to the north of the Site. A greater impact on the vicinity of the Site was caused by the creation of the Kennet and Avon Canal, which started in 1718 and lies 260m to the east of the Site (HER 05050.05.000 - MRD5767).

Early Modern

- 5.2.12 The later 18th and 19th centuries witnessed further urban development, yet only a moderate number of early modern findspots recorded in the vicinity of the Site. The aforementioned work for the Elgar Rod Relief Road, which took place 350m to the north-east of the Site, revealed merely an undated channel backfilled in the 19th century, and associated with a clay and chalk bank (HER 02539.01.000 - MRD4237). Historic listed building within the vicinity of the Site are also limited, comprising only the Grade II listed kitchen garden walls and gardener's cottage at Coley Park Farm, which date to the 18th century and stand 500m to the west (HER DRM1682).

Modern

- 5.2.13 The town of Reading was subject to extensive development and redevelopment throughout the 20th century. The Reading Central Goods Line, which is now dismantled, lay only 40m to the south-east of the Site and opened in 1908 as the Coley Branch (HER 05053.37.000 - MRD6103). Further modern infrastructure within the vicinity of the Site comprised Coley open air baths or swimming pool (HER MRM17517), a substantial saw mill is shown on the 1931 - 32 Ordnance Survey map at Berkeley Avenue to the north (HER MRM17516), and the former Apollo Service Station, also on Berkeley Avenue (HER 05012.00.000 - MRD5495).

The Site

- 5.2.14 Relatively little is known about the development of the Site, particularly given that no relevant documents could be found in the Berkshire Record Office (BRO). As mentioned previously, the Site lies 110m to the south-east of the Holy Brook, which is a channel of the River Kennet flowing roughly south-west to north-eastwards through Reading. The history of the Holy Brook remains relatively unknown (Holybrook Parish Council website), yet it derived its name from the fact that it powered the watermill of Reading Abbey. Some parts of the channel are judged to be natural, whilst other sections were created in the medieval period to supply the water mill and fish ponds.
- 5.2.15 Historic cartographic sources confirm that the Site lay beyond extent of Reading town until the late 20th century, most notably following the development of the Reading Central Goods depot. The associated Coley Branch Line Railway, which has now closed and its tracks lifted, lay only 40m to the south-east of the Site from 1908 (HER 05053.37.000 - MRD6103). During the post-medieval period, certainly by 1792, the Site formed part of the Coley Estate situated in the parish of St Mary, Reading (Ref. D/EX 1455/1; Fig. 5), with the Site consisting of part of a '*Meadow over Old Orchard*' (#E16). By 1839, the Site formed part of the parish of Reading St Mary (Ref. MF97066/F4; Fig. 6), whilst the 1879 Ordnance Survey reveals that the Site comprised part of a '*Rifle Range*'.

5.3 Cartographic Sources

Pre-tithe maps, 1761 - 1792

- 5.3.1 The earliest cartographic source to depict the Site comprises John Rocque's map of Berkshire, which dates to 1761 (Fig. 4). In the mid 18th century, the town of Reading was clearly depicted to the north and north-east of the Site. However, the Site lay to south of the town, with the aforementioned Coley Estate and Cole Hill to its north-west. To the immediate north and north-west of the Site ran the Holy Brook, whilst to its south-east ran the River Kennet. Thus in 1761, the Site lay upon undeveloped land between the two watercourses, presumably as floodplain meadow, such as those that remain to the west of the Site.
- 5.3.2 The survey of the Coley Estate situated in the parish of St Mary, Reading, which dates to 1792 (Fig. 5; Ref. D/EX 1455/1), was issued 31 years after the previous cartographic source, yet depicts very limited change or development to the Site or its surroundings. In the late 18th century, the Coley Estate lay to the south of town of Reading, and almost entirely along the western bank of the River Kennet. The estate was centred

upon its park to the west of the Holy Brook, with the Site lying towards the eastern extent of the estate. More significantly, the Site in 1792 lay upon the confluence of two small watercourses serving the Holy Brook, with one streams running west to east across the Site, and the second southwards. In 1761, the Site also straddled three plots of land, with its northern section within a '*Meadow over Old Orchard*' (#C16). The Site's south-western section lay within '*Goslings*' (#C19), whilst its south-eastern corner formed a small section of '*Kennet Moor*' (#C17).

Parish of Reading St Mary tithe map, 1839

- 5.3.3 The parish of Reading St Mary tithe map, which dates to 1839 (Fig. 6), was issued 47 years after the previous cartographic source, and depicts notable early 19th century growth and development to the north of the Site. The Site lay at the north-western extent of the parish of Reading St Mary, with the Holy Brook demarcating the boundary with Reading Borough and its Minster Ward. As previously, to the north-west of the Site ran the Holy Brook, whilst the Site still lay upon the confluence of two small watercourses serving the Holy Brook. Once again in 1839, the Site lay upon undeveloped land, presumably floodplain meadows.

19th century Ordnance Survey maps, 1879 - 99

- 5.3.4 The 1st edition Ordnance Survey map, which dates to 1879 (Fig. 7), is consistent with the earlier 19th century cartographic evidence. As previously, in 1879 the Site lay to the south of the town of Reading and just beyond its Borough and Minster Ward as defined by the Holy Brook. The brook ran to the north-west of the Site, with the Site still lay upon the confluence of two small watercourses serving the Holy Brook. The stream flowing southwards through the south-eastern corner of the Site also appeared to incorporate a double channel.
- 5.3.5 The 1879 Ordnance Survey map, however, is significant in that it reveals that the Site formed part of a '*Rifle Range*' that extended further west and eastwards. The Site lay between the 500 and 600 markers, which broadly followed the course of the stream. Only 10m to the east of the Site stood the associated '*Rifle Hut*'. The 2nd edition Ordnance Survey map, which dates to 1899 (Fig. 8), depicts only small-scale change or development of the Site or its immediate vicinity in the 20 years since the previous cartographic source. As previously, the Site still lay upon the confluence of two small watercourses serving the Holy Brook, consisting of undeveloped land but utilised as part of the '*Rifle Range*'.

Early 20th century Ordnance Survey maps, 1912 - 33

- 5.3.6 The 3rd edition Ordnance Survey map, which dates to 1911 (Fig. 9), depicts very limited changes to the Site and its immediate surroundings in the 12 years since the previous cartographic source. As previously, in 1912 the Site remained to the south of the town of Reading and still lay upon the confluence of two small watercourses serving the Holy Brook. However, by 1911, a footbridge ('F.B.') had been established across the west to east aligned stream and within the Site. Furthermore, to the south and south-east of the Site had been built the Coley Branch Line Railway. Similarly, the 4th edition Ordnance Survey map, which dates to 1932 (Fig. 10), depicts only limited development in the vicinity of the Site. Whilst the Site remained undeveloped in 1932 (#1364; #1365; #1369), Reading's Minster Ward had been extended to incorporate the Site.

Post World War II Ordnance Survey map, 1961

- 5.3.7 The final historic cartographic source to depict the Site comprises the 1961 Ordnance Survey map, which reveals significant development within the Site (Fig. 11). By 1961, the town of Reading incorporated the Site, which was surrounded on three sides by modern industrial developments. As previously, the Holy Brook ran to the north-west of the Site, whilst the Site still lay upon the confluence of two small watercourses serving the Holy Brook. The former footbridge within the Site was no longer depicted or labelled in 1961, whilst the watercourse within the Site were clearly labelled as merely 'Drains'. The Site remained as undeveloped land in 1961, whilst the Coley Branch line railway lay further south-eastwards.

5.4 Site Visit

- 5.4.1 A physical walkover of the Site was undertaken on Thursday 12th January 2023 in order to examine the areas of archaeological potential identified during the archaeological desk-based assessment and to consider the significance of any above ground structures, historic buildings, and historic landscape features. The Site visit confirmed that the Site is located towards the southern extent of Reading, and forms part of Reading Link Retail Park (DP 1).
- 5.4.2 During the physical walkover, it was confirmed that the Site is situated upon a flat relief consistent with the wider Reading Link Retail Park (DP 2). However, it is apparent that the relief of the Reading Link Retail Park has been artificially raised about the natural, as the undeveloped floodplain of the Holy Brook to the west of the Site occupies a much lower relief (DP 3).

- 5.4.3 The Site visit confirmed that the Site comprises a roughly rectangular- shaped plot of land, although none of its boundaries are defined physically (DP 4). It is currently occupied by concrete hardstanding and two rows of car park associated with the Reading Link Retail Park (DP 5).
- 5.4.4 The existing hardstanding car park extends beyond the Site to its north, west, south and east (DPs 6 & 7), whilst to the south-west and south-east of the Site lies a service road for delivery and refuse vehicles to the Reading Link Retail Park (DPs 8 & 9). The western extent of the retail units stands 40m to the Site's north (DP 10), beyond which flows the Holy Brook.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Summary Potential

- 6.1.1 Based on the evidence presented above, the potential of the Site may be judged as follows:
- 6.1.2 **Prehistoric – Low to Moderate.** The Site lies within the archaeologically rich Kennet Valley and within an area that has revealed a wide range of prehistoric findspots and remains, including two medium, Mesolithic transept axes recovered from the River Kennet only 80m to the south-east of the Site (HER 02001.00.000 - MRD11163).
- 6.1.3 **Roman – Low.** No Romano-British remains are recorded in the vicinity of the Site, with Romano-British evidence is concentrated to the east of the Site in the Katesgrove area.
- 6.1.4 **Anglo-Saxon – Low.** The Site lay to the south-west of the Anglo-Saxon settlement of Reading, with only remains limited to a channel marker 500m to the north-west of the Site (HER 09033.00.000 - MRD15608) as well as an iron battle-axe and stone spindle-whorl found at Waterloo pit at Katesgrove (HER 02090.00.000 - MRD11315).
- 6.1.5 **Medieval – Low.** Only small-scale, isolated medieval remains are recorded in the vicinity of the Site, which remained as undeveloped floodplain meadows, with the majority of medieval occupation focussed upon the town to the north.
- 6.1.6 **Post-Medieval – Low.** The town of Reading expanded rapidly during the 16th century, yet the Site remained beyond the southern extent of the post-medieval settlement. The post-medieval period is attested only by a bank found during works for the Elgar Rod Relief Road and 350m to the north-east (HER 02539.01.100 - MRD4238).
- 6.1.7 **Early Modern – Low.** Historic cartographic sources reveal that the Site consisted of undeveloped land until the late 20th century, specifically part of a 'Rifle Range' c. 1879 – 99.
- 6.1.8 **Modern – Low.** Historic cartographic sources reveal that the Site consisted of undeveloped land until the late 20th century.

6.2 Regional Research Objectives

- 6.2.1 The research priorities for the Solent-Thames region are set out in Hey & Hind (2014). The research agendas will be used to guide reporting on the results of the project. The Site has only a low archaeological potential for Romano-British, Anglo-Saxon, medieval, post-medieval, early modern and modern remains. However, it has a low to moderate potential for prehistoric evidence. This relates to its location within the

archaeologically rich Kennet Valley and within an area that has revealed a wide range of prehistoric findspots and remains, including two medium, Mesolithic transept axes recovered from the River Kennet only 80m to the south-east of the Site (HER 02001.00.000 - MRD11163).

- 6.2.2 Hey (2010) identifies research topics for the late Upper Palaeolithic and Mesolithic period. It states that the Kennet Valley in Berkshire is amongst the best-known Mesolithic landscapes in Britain. Furthermore, excavation in advance of development in the lower Kennet around Reading have all revealed finds and sites of 10th - 5th millennium date. These tend to confirm the clustering of activity in the middle Kennet, at least for the early Mesolithic period.
- 6.2.3 Prehistoric research agendas relevant to the Site include national Lower/Middle Palaeolithic research themes such as the dating of artefact-bearing deposits within regional, national and international Quaternary frameworks, and developing understanding and dating of regional Pleistocene environmental, climatic and litho-stratigraphic frameworks. Research themes relevant to Berkshire include what are the absolute geochronological ages of the fluvial terraces of the Thames and its tributaries, and whether key deposits (including brickearths and/or other sediments associated with primary context archaeology) be re-located and re-investigated using modern, multi-disciplinary techniques.

7 IMPACT ASSESSMENT

7.1 Proposed Development

- 7.1.1 The proposed development within the Site is the construction of a new kiosk building, which will form part of the Reading Link Retail Park. The proposed building will be single storey in height with a maximum roof ridge height of 7200mm. Its footprint will cover the whole 10,000 square foot area of the Site. Access to the Site will remain unaltered, comprising the existence access to the Reading Link Retail Park, whilst the existing service road for delivery and refuse vehicles to the Reading Link Retail Park will be retained to the Site's south-west and south-east.
- 7.1.2 The proposed development will have a only a moderate impact upon the Site, as well as its setting. Whilst the character of the Site will alter significantly, in that it will be developed as a separate kiosk building, rather than hardstanding car parking, both uses are consistent with the setting and character of the wider retail park. Furthermore, the Site will be subject to only minimal proposed groundworks associated with the proposed new kiosk building. The proposed development will cause only minimal ground disturbance through the construction of the proposed new kiosk, albeit within the immediate area of development footings only.

7.2 Direct Impacts

- 7.2.1 Appendix 4 describes the methodology for assessing the magnitude of impact and the overall significance of impact.
- 7.2.2 The Site has been identified as having only a low archaeological potential for Romano-British, Anglo-Saxon, medieval, post-medieval, early modern and modern remains. It has a low to moderate potential for prehistoric evidence. Whilst no designated heritage assets are recorded within the Site, and the HER database does not record any archaeological sites or findspots within the Site, cartographic evidence nevertheless indicate the potential for alluvial deposits associated with the River Kennet and its tributaries within the Site.
- 7.2.3 Given the low to moderate potential for prehistoric evidence associated with the archaeologically rich Kennet Valley, the Site is therefore regarded as having *negligible* importance as a heritage asset.
- 7.2.4 The magnitude of impact of the proposed development on potential archaeological remains of all periods is judged to be *minor adverse* as a worst-case scenario, given

that the extent of the preservation of any archaeological deposits associated with the former watercourses remains unknown.

- 7.2.5 The significance of impact to potential archaeology within the Site as a consequence of ground disturbance is devised by cross referencing the importance of the receptor with the magnitude of the impact. The proposed development this therefore judged to have a **neutral or slight** significance of impact.

8 MITIGATION

- 8.1.1 In this instance the 'field evaluation' referred to within paragraph 189 of the NPPF is not considered necessary at the predetermination stage; it being reasonably assumed that if evaluation were a pre-requisite of all applications potentially affecting archaeological remains then this would be expressly stated within the policy. As it is not, the 'where necessary' should be applied proportionally, most likely being required on sites where remains of potential high (national) importance could be located which could preclude development. On the baseline presented here, there is no evidence to indicate the presence of remains of national importance.
- 8.1.2 It is anticipated that archaeological fieldwork, if it is required, could be delayed as a condition to consent and undertaken as mitigation works, as a phased programme if considered necessary, in accordance with a Written Scheme of Investigation prepared in consultation with the Reading Borough Planning Archaeologist. This would, in consideration of the Planning Practice Guidance, be reasonable and proportionate on reflection of the information presented within the baseline data, which indicates that there is no evidence to suggest the presence of remains within the boundary of the Site, which could preclude development.

9 COMPLIANCE WITH NATIONAL PLANNING POLICY AND LEGISLATION

9.1 Legislation

- 9.1.1 The proposals would not affect a Scheduled Ancient Monument, or other archaeological remains of national importance. The proposals would not therefore be in contravention of the 1979 Act.

9.2 Policy

- 9.2.1 In accordance with paragraph 189 of the NPPF, this assessment has described the significance of potential buried remains, which could be affected by the proposals. This report constitutes the appropriate desk-based assessment required and has demonstrated that a field evaluation to determine the application is not necessary in this instance. There is no indication that potential archaeological remains within the Site would preclude development and as such their potential removal could be mitigated by a programme of archaeological fieldwork undertaken as a condition to planning consent if this is deemed necessary by the Planning Archaeologist.#
- 9.2.2 In accordance with Policy EN1, this assessment has provided the sufficient information to assess the impacts of development on historic environment assets together with any proposed mitigation measures.
- 9.2.3 Although the Site lies 40m to the south of an Area of Archaeological Potential, the proposals would not be in contravention of Policy EN2.

10 CONCLUSION

- 10.1.1 This archaeological desk-based assessment has included a review of the Historic Environment Record (HER) database, an analysis of historic cartographic sources and the results of a walkover survey.
- 10.1.2 Based on the known evidence, the Site has only a low archaeological potential for Romano-British, Anglo-Saxon, medieval, post-medieval, early modern and modern remains. It has a low to moderate potential for prehistoric evidence. This relates to its location within the archaeologically rich Kennet Valley and within an area that has revealed a wide range of prehistoric findspots and remains, including two medium, Mesolithic transept axes recovered from the River Kennet only 80m to the south-east of the Site (HER 02001.00.000 - MRD11163).
- 10.1.3 Historic cartographic sources throughout the early modern and modern periods have revealed consistently that the Site consisted of undeveloped land until the late 20th century, specifically part of a '*Rifle Range*' c. 1879 – 99. The Site also lay upon the confluence of two small watercourses serving the Holy Brook, which by 1961 were referred to as merely '*drains*'. The Site nevertheless has the low to moderate potential for prehistoric artefactual evidence, as well as paleoenvironmental and stratigraphic evidence for the exploitation and occupation of the Kennet Valley.
- 10.1.4 In summary, the proposed development has a low potential to reveal, negatively impact and even destroy archaeological evidence within the Site. However, such non-designated heritage assets would not preclude development. Consequently, it is anticipated that no further work would be required within the boundary of the Site at this stage, particularly prior to the finalisation of the planning proposals, whilst planning consent could be granted on archaeological grounds in compliance with legislation and planning policy.

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APPENDIX 1

Historic Environment Record (HER) Database

The following sites are those that lie within a 500m radius of the Site. The table has been compiled from data held by Berkshire Archaeology Historic Environment Record (HER).

HER	NGR SU	Description
Prehistoric		
02052.00.000 - MRD3881	71600 72000	A large quantity of Late Bronze Age/Early Iron Age pot was recovered from Waterloo Pit. At least three vessels were found. This suggests occupation of some sort here
02001.00.000 - MRD11163	71350 72000	Two medium, Mesolithic tranchet axes were recovered from the River Kennet at Reading
02006.00.000 - MRD11170	71430 72150	A Neolithic ground flint axe found near the Kennet at Katesgrove
02046.00.000 - MRD11234	71350 72000	A BA bronze spearhead with side loops was recovered from the River Kennet
02054.00.000 - MRD11244	71400 72000	An Iron Age bronze fibula recovered from the River Kennet
RD15616 - MRD15616	71431 72116	Small flint scraper/cutting tool found at Waterloo Meadows Children's Centre and dated to 250,000 BC and the lower Palaeolithic
MRM18229	709 722	A large lower Palaeolithic flint flake was found in a back garden at Baydon Drive. According to local sources the clay makeup of the gardens was imported from Elgar Road in the 1930's when the houses were built
Anglo-Saxon		
02090.00.000 - MRD11315	71600 72100	An Anglo-Saxon iron battle-axe and stone spindle-whorl found at Waterloo pit
09033.00.000 - MRD15608	70661 71978	Wooden fragments of a possible bowl, sherds of Saxon pottery and a worked birch stake were found in an excavated silt layer at Coley Park Farm. The stake has been interpreted as a channel marker and was radiocarbon dated to AD 650-760 (Har-8559) 1320 ± 50 BP
Medieval		
02117.00.000 - MRD3998	71600 72200	A "cooking" pit was exposed during gravel extraction in Waterloo pit c.1905. Pit was 4ft wide, 5ft diameter, with about 1ft of carbonaceous material in the bottom
02539.01.200 - MRD11985	71290 72350	A number of small, abraded sherds of medieval pottery were found during an excavation at Elgar Road relief road
Post-medieval & later		
02539.01.000 - MRD4237	71290 72350	Work for the Elgar Rod Relief Road revealed an undated channel backfilled in the 19th century, and associated with a clay and chalk bank

02539.01.100 - MRD4238	71290 72350	Work for the Elgar Rod Relief Road revealed a bank found during excavations in 1985, which is possibly of post-medieval date
05050.05.000 - MRD5767	71380 72000	Work on the Kennet and Avon Canal was started in 1718, and this section was presumably constructed in the early stages
DRM1682	70701 72011	Grade II listed Kitchen garden walls and gardener's cottage at Coley Park Farm. They comprise extensive 18 th century 11 foot red brick walls with English and other bonds, and occasional blue headers
Modern		
05012.00.000 - MRD5495	71030 72610	Apollo Service Station at Berkeley Avenue is now closed and used as a car sales forecourt, but was formerly a garage
05053.37.000 - MRD6103	71111 72061	Reading Central Goods Line now dismantled. The line to the Depot was known as the Coley Branch, the line and the depot opened in 1908. The Depot and branch line closed in 1983
MRM17516	7138 7254	A substantial saw mill is shown on the 1931-2 Ordnance Survey map at Berkeley Avenue
MRM17517	71314 72441	Coley open air baths or swimming pool opened in 1912 and was demolished in the mid 20 th century

APPENDIX 2

Cartographic Sources

Date	Description	Fig. No.	Scale	Location
1761	John Rocque's map of Berkshire	4	n/a	BRO
1792	Survey of Coley Estate	5	n/a	BRO
1839	Parish of Reading St Mary tithe map	6	n/a	BRO
1879	Berkshire sheet XXXVII.7; 1 st edition Ordnance Survey map	7	25":1 mile	BRO
1899	Berkshire sheet XXXVII.7; 2 nd edition Ordnance Survey map	8	25":1 mile	BRO
1911	Berkshire sheet XXXVII.7; 3 rd edition Ordnance Survey map	9	25":1 mile	BRO
1932	Berkshire sheet XXXVII.7; 4 th edition Ordnance Survey map	10	25":1 mile	BRO
1961	Plan SU 7072 - 7172; Ordnance Survey map	11	1:2,500	BRO

APPENDIX 3

PLATES



DP 1. View northwards of the Reading Link Retail Park from the south and across the associated hardstanding car park, which includes the Site.



DP 2. View south-eastwards of the flat relief of the south-western section of Reading Link Retail Park's hardstanding car park, which includes the Site.



DP 3. View south-westwards of the services road and lower-lying floodplain, both of which lies to the south-west of the Site.



DP 4. View eastwards across the Site, which comprises hardstanding carparking consisting of two rows of car parking spaces.



DP 5. View north-westwards across the Site, which comprises hardstanding carparking consisting of two rows of car parking spaces.



DP 6. View south-westwards across the Site, which comprises hardstanding carparking consisting of two rows of car parking spaces.



DP 7. View westwards across the Site, which comprises hardstanding carparking consisting of two rows of car parking spaces.



DP 8. View south-eastwards of the service road for delivery and refuse vehicles to the Reading Link Retail Park, which lies to the immediate south-east of the Site.



DP 9. View northwards of the service road for delivery and refuse vehicles to the Reading Link Retail Park, which lies to the immediate west of the Site



DP 10. View northwards through the Site to the western extent of the retail units comprising Reading Link Retail Park.

APPENDIX 4

DMRB Impact Assessment Methodology

In ascribing levels of **importance** to heritage assets, the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 1 below.

The **magnitude of impact** is measured from the condition that would prevail in a 'do nothing' scenario and it is assessed without regard to the importance of the receptor (Highways England, 2019).

The worst magnitude of impact would be loss of resource and/or quality and integrity of resource and severe damage to key characteristics, features or elements.

In ascribing the magnitude of impact, guidance presented in the Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019) has been used, see Table 2 below.

The **significance of impact** is devised by cross referencing the importance of the receptor with the magnitude of the impact, see Table 3. In some cases the significance of impact is shown as being one of two alternatives. In these cases a single description should be decided upon with reasoned judgement for that level of significance chosen.

Table 1: Establishing the importance of a heritage asset

Value (sensitivity)	Typical description
Very High	Very high importance and rarity, international scale and very limited potential for substitution
High	High importance and rarity, national scale, and limited potential for substitution
Medium	Medium or high importance and rarity, regional scale, limited potential for substitution.
Low	Low or medium importance and rarity, local scale
Negligible	Very low importance and rarity, local scale

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England 2019)

Table 2: Establishing the magnitude of impact

Magnitude of impact (change)		Typical description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.

Magnitude of impact (change)		Typical description
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 3: Establishing the significance of impact

Value/Importance	Very High	Neutral	Slight	Moderate/large	Large or very large	Very large
	High	Neutral	Slight	Slight or moderate	Moderate or large	Large or very large
	Medium	Neutral	Neutral/slight	Slight	Moderate	Moderate or large
	Low	Neutral	Neutral or slight	Neutral or slight	Slight	Slight or moderate
	Negligible	Neutral	Neutral	Neutral or slight	Neutral or slight	Slight
		No change	Negligible	Minor	Moderate	Major
Magnitude of impact						

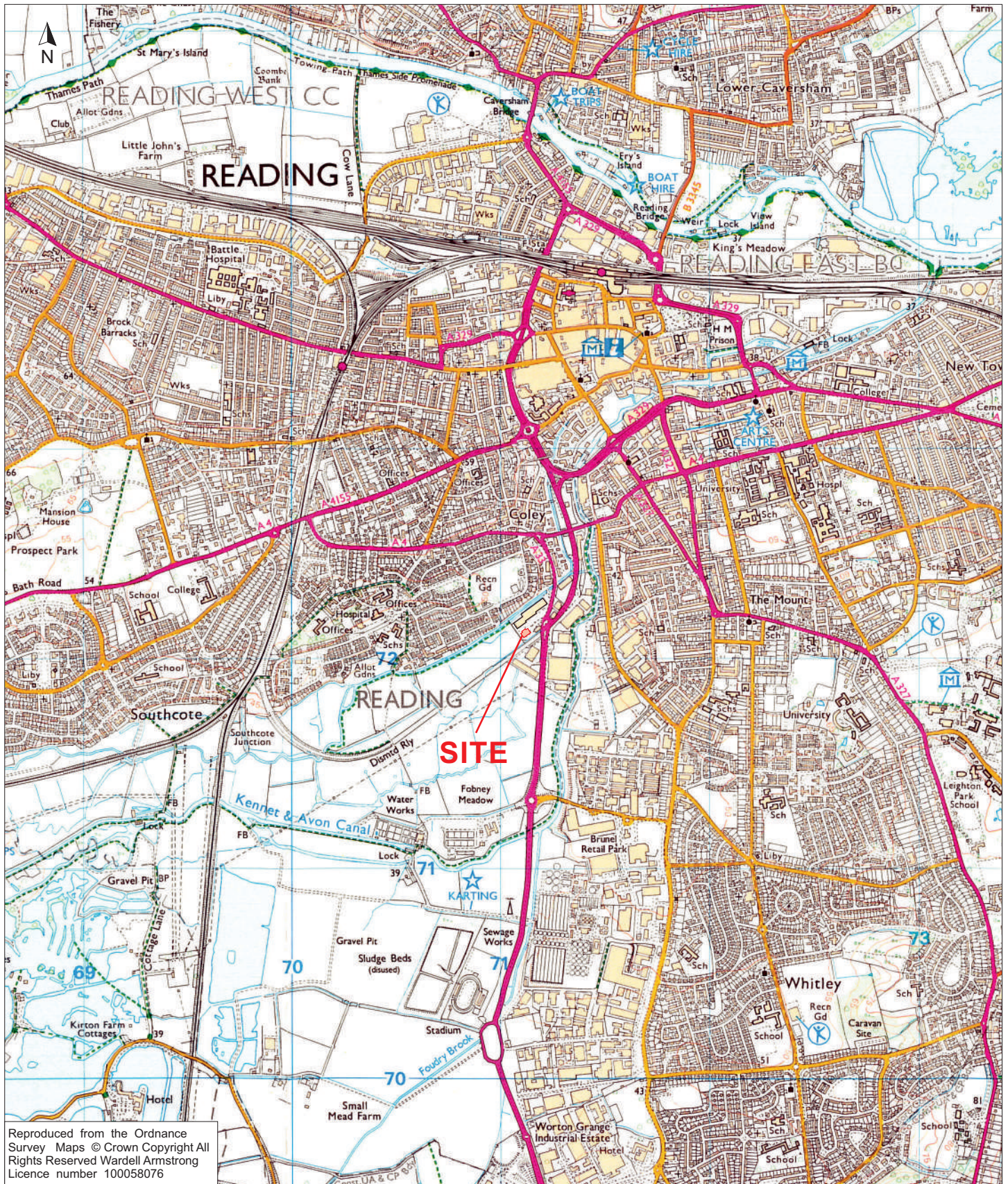
Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

Table 4: Significance categories

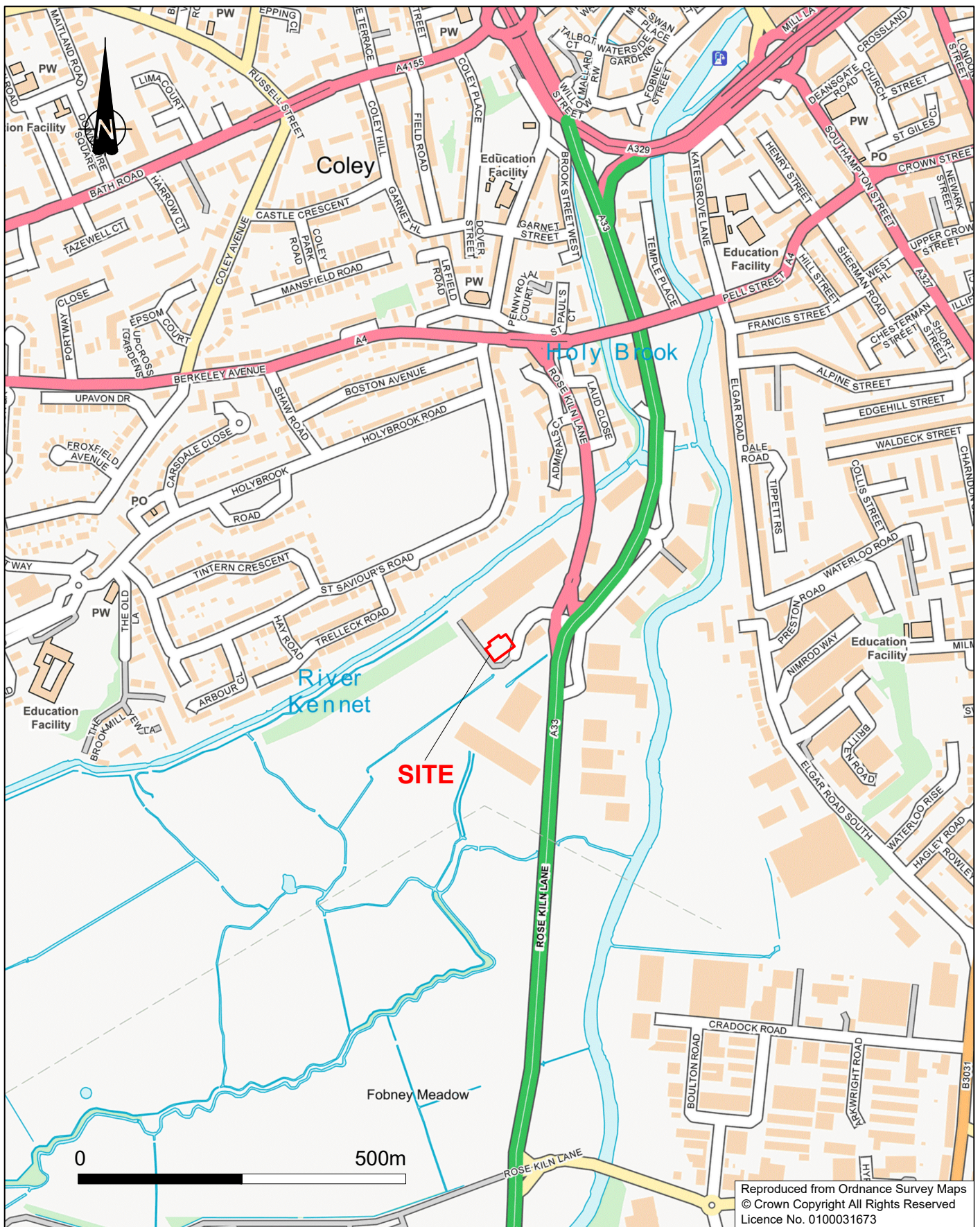
Significance Category	Typical Description
Very large	Effects at this level are material in the decision-making process.
Large	Effects at this level are likely to be material in the decision-making process
Moderate	Effects at this level can be considered to be material decision-making factors
Slight	Effects at this level are not material in the decision-making process
Neutral	No effects or those that are beneath levels of perception, within normal bounds of variation or within the margin of forecasting error

Design Manual for Roads and Bridges, LA 104 Environmental Assessment and Monitoring (Highways England, 2019)

FIGURES

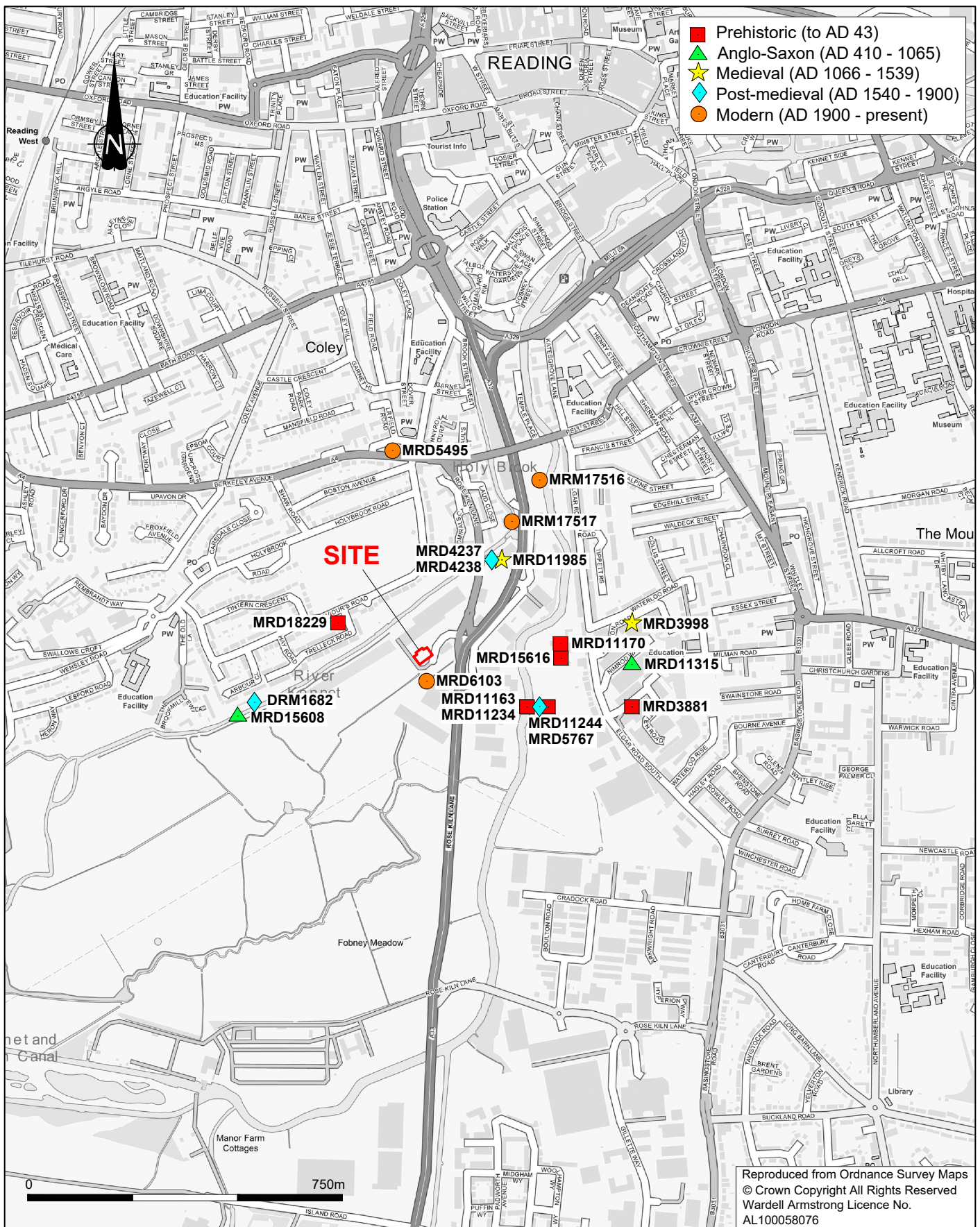


CLIENT Sorbon Estates Limited	DRG No. BE10589/001	REV A
PROJECT Reading Link Retail Park	SIZE A4 SCALE 1:25,000	DATE 17.01.23
DRAWING TITLE Figure 1 Site location plan	DRAWN BY Kathren CHECKED BY KH APPROVED BY RG	BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ GLASGOW ☐ BOLTON ☐ LEEDS ☐ BRISTOL ☐ LONDON ☐ CARDIFF ☐ MANCHESTER ☐ CARLISLE ☐ STOKE ON TRENT ☐ EDINBURGH ☐ NEWCASTLE UPON TYNE



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CLIENT	Sorbon Estates Limited	DRG No.		BE10589/002		REV		A	
		SIZE		A4		SCALE		1:8000	
PROJECT	Reading Link Retail Park	DATE		17.01.23		DRAWN BY		Kathren	
		CHECKED BY		KH		APPROVED BY		RG	
DRAWING TITLE		Figure 2 Detailed site location plan				☐ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM ☐ BIRMINGHAM ☐ BOLTON ☐ BRISTOL ☐ CARDIFF ☐ CARLISLE ☐ EDINBURGH ☐ GLASGOW ☐ LEEDS ☐ LONDON ☐ MANCHESTER ☐ STOKE ON TRENT ☐ NEWCASTLE UPON TYNE			



CLIENT	Sorbon Estates Limited	DRG No.	BE10589/003	REV	A
PROJECT	Reading Link Retail Park	SIZE	A4	SCALE	1:12,500
		DRAWN BY	Kathren	CHECKED BY	KH
				APPROVED BY	RG
DRAWING TITLE	Figure 3 HER data	 wardell armstrong ☐ BIRMINGHAM ☐ BOLTON ☐ BRISTOL ☐ CARDIFF ☐ CARLISLE ☐ EDINBURGH ☐ GLASGOW ☐ LEEDS ☐ LONDON ☐ MANCHESTER ☐ STOKE ON TRENT ☐ NEWCASTLE UPON TYNE ☒ BURY ST EDMUNDS TEL 01284 765210 WWW.WARDELL-ARMSTRONG.COM			

