



Hogwood Park, Finchampstead Parcels 11 and 12

Heritage Statement

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Portway House
Old Sarum Park
Salisbury
SP4 6EB

www.wessexarch.co.uk

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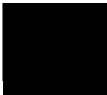
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Client name Countryside Properties UK Ltd
Address c/o Vistry Thames Valley
 Thames Valley Park
 550 Oracle Parkway
 Reading
 RG6 1PT

County Berkshire
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WA project name Pillbox, Parcel P13, Finchwood Park (Hogwood)
Project management by Naomi Brennan
Document compiled by Alex Gray
Graphics by Alex Gray

Quality Assurance

Issue	Date	Author	Approved by
1	09/05/2025	AG 	 NB



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Summary

Wessex Archaeology was commissioned by Countryside Properties UK Ltd to prepare a Heritage Statement of land at Hogwood Park, Finchampstead, Parcels 11 and 12 centred on NGR 477365, 164276 (SU 77365 64276). This report is intended to support a reserved matters application for residential development within Parcels 11 and 12 within the wider development area, and to determine whether the programme of archaeological works undertaken within the application areas are sufficient to discharge the archaeological condition placed on the outline planning application.

The aims of the report were to assess and summarise the extent and nature of the archaeological works already undertaken within the wider application area and within Parcels 11 and 12. The works undertaken include geophysical survey, archaeological evaluation trenching and a watching brief with further phases of archaeological mitigation undertaken across the wider application area. These works have not identified any significant archaeological remains within Parcels 11 and 12. This report concludes that these works are sufficient to discharge the archaeological condition placed upon the placed on the outline planning application.

Acknowledgements

This project was commissioned by Vistry Thames Valley on behalf of Countryside Properties UK Ltd, and Wessex Archaeology is grateful to Caroline Belmont in this regard.



Hogwood Park, Finchampstead Parcel 13

Heritage Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Countryside Properties UK Ltd ('the client'), to prepare a Heritage Statement for the Hogwood Park, Finchampstead, Parcels 11-12 (hereafter 'the Site', **Fig. 1**), centred on NGR 477365, 164276 (SU 77365 64276)
- 1.1.2 The Site lies within a wider development area which has outline consent (see **Section 2.1**). Discussions with the Principal Archaeologist at Berkshire Archaeology, who acts as archaeological advisor to the local planning authority, have confirmed that for detailed and reserved matters applications coming forwards, statements are required outlining the heritage issues and how they have been addressed and resolved.
- 1.1.3 This study is intended to establish whether the archaeological condition placed on the outline planning application has been discharged in relation to the proposed residential development in Parcels 11-12, within the wider application area.

1.2 The Site

- 1.2.1 The Site covers two land parcels (Parcels 11 and 12) and measures approximately 5.9 ha. It lies towards the eastern side of the wider development area and is bounded by the Nine Mile Ride Extension road to the north, by parcels 14 and 15 (under development) to the south-east, and by the northern Sustainable Alternative Natural Greenspace (SANG) to the south-west and Parcel 10 to the west.

1.3 Development proposals

- 1.3.1 The development proposals consist of residential development across the Site, including associated estate roads and other infrastructure.

1.4 Assumptions and limitations

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

1.5 Copyright

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

2 PLANNING CONDITIONS AND ARCHAEOLOGICAL WORKS

2.1 Planning conditions

2.1.1 The site forms part of a wider development area for which a hybrid planning application was approved by Wokingham Borough Council (ref. O/2014/2179 and 140764) in January 2017, with conditions. The applications comprised outline permission for demolition of all existing buildings on site, the construction of up to 1,500 new dwellings, up to 12,000 m² of employment floor space, a Neighbourhood Centre, primary school, and associated infrastructure along with full permission for 29.7 ha of Suitable Alternative Natural Greenspace (SANG). An application to vary some of the conditions was then made and approved in November 2018 (ref. 181194).

2.1.2 The conditions placed upon the outline/hybrid planning application included the following archaeological condition:

61. No Reserved Matters applications for any sub phases of development shall be submitted until a programme of archaeological investigation for that sub phase has been implemented in accordance with a scheme that has first been submitted to and approved in writing by the Local Planning Authority. The results of that archaeological work shall be submitted with and used to inform the reserved matters application for that phase and shall provide for the in-situ preservation of any archaeological remains of national or regional importance should they occur on the site, and the archaeological investigation, recording and analysis of remains of lesser importance. Development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that any archaeological remains within the site are adequately investigated and recorded or preserved in situ in the interest of protecting the archaeological heritage of the borough in accordance with the NPPF, Core Strategy Policy CP3, and Policy TB25 of the Managing Development Delivery Document.

2.1.3 In addition to multiple desk-based archaeological assessments undertaken both prior to and following the submission of the outline/hybrid application, a series of archaeological works have been planned and undertaken across the wider application area, in order to discharge this condition.

2.2 Archaeological works

Previous parcelling

2.2.1 The boundaries of the land parcels used during previous archaeological works and reproduced in **Figures 1-3** are slightly different from those being used for the submission of the current application. Parcels 11 and 12 covers the majority of what was formerly labelled as P11, P12a and P12b in addition to small parts of P10, P14, P15 and P13b.

Detailed gradiometer survey: completed July 2018 (Project No. 206170)

2.2.2 Between May and June 2018, Wessex Archaeology undertook a detailed gradiometer survey of 86.7 ha of the total 110.5 ha wider application area. This excluded two wooded areas in the centre and north of the application area, in addition to some farm buildings, trackways and hedges, which were not suitable for surveying (Wessex Archaeology 2018a).

2.2.3 The survey included good coverage of the Site, with two small areas omitted from the survey. These consisted of a narrow strip along the field boundary forming the south-eastern boundary of the Site and an area in the north of the Site surrounding what was then

the location of a series of livestock pens. The interpreted results of the detailed gradiometer survey within the vicinity of the current Site have been reproduced in **Figure 2**.

- 2.2.4 The survey identified multiple anomalies interpreted as likely archaeological in origin across the wider application area. This included evidence of the London to Silchester Roman road at the very southern edge of the wider application area and a possibly associated rectilinear enclosure (*ibid.*). The survey did not identify any evidence of the possible Romano-British villa which was thought to be present within the wider application area.
- 2.2.5 In addition to identifying modern services, field drains and geological variations, the survey identified multiple anomalies interpreted as possibly archaeological in origin. These consisted of a series of pit-like anomalies towards the northern and southern ends of the Site, although it was noted that they were equally likely to be geological in origin (*ibid.* 7).

Heritage assessment: August 2018 (Project No. 203370)

- 2.2.6 In August 2018, Wessex Archaeology undertook a Heritage Assessment in order to assess the likely impacts on the significance of the surrounding above-ground heritage resource both directly and through impacts to setting. This followed several previous desk-based reports assessing the potential impacts of various iterations of the proposed development and is the most up-to-date assessment.
- 2.2.7 The report identified possible negative impacts on the Grade II Listed Hogwood Farmhouse and a non-designated Second World War pillbox, neither of which are located within or in the immediate vicinity of the current Site (Wessex Archaeology 2018b, 4-5, 12). The report concluded that construction of residential development within their immediate vicinity would not harm their significance, despite a change in their setting, as it would still be possible to interpret the strategic siting of the pillboxes (*ibid.*, 12). The potential harm identified at the time was due to uncertainty over whether the pillbox would be retained as part of the proposed development.

Archaeological evaluation: completed October 2019 (Project No. T24194)

- 2.2.8 Following the geophysical survey, Wessex Archaeology undertook an evaluation comprising 251 trenches across the wider application area, the positions of which were informed in part by the results of the earlier survey.
- 2.2.9 The evaluation trenches excavated within the Site have been reproduced in **Figure 3**.
- 2.2.10 All or part 14 evaluation trenches were excavated within the current Site (Tr. 108, 111, 112, 114, 117, 118, 119, 123, 124, 125, 126, 127, 128, 129). Variable stratigraphy was recorded across the Site, with topsoil usually measuring between 0.23 m and 0.32 m in depth, with subsoil of between 0.33 m and 0.48 m in depth recorded around the north and south-west of the Site. Trenches excavated across the middle of the Site largely lacked subsoil, and depths of deposits was notably sporadic at the northern end of the Site (Wessex Archaeology 2019, 144-51).
- 2.2.11 Archaeological remains were only encountered in trenches 117, 118, 119, 123, 127, 128 and all were undated and lacking any artefactual or ecofactual material. The remains consisted of:
- A single south-south-west/north-north-east ditch running through trenches 117-9
 - A single pit in trench 117

- A single north-west/south-east ditch in trench 123
- A single north-west/south-east ditch in trench 127
- A single pit in trench 128

2.2.12 The features identified in trench 114 were all interpreted as natural in origin.

2.2.13 It was concluded that the remains present within the Site were not archaeologically significant and that they consisted of parts of a former field system (undated, but likely post-medieval in date) (*ibid.* 77-8).

Mitigation Works

2.2.14 Based on the findings of the geophysical survey and evaluation trenching, 11 'areas of archaeological significance' were defined by the Principal Archaeologist at Berkshire Council, as archaeological advisor to the LPA (**Fig. 1**). These areas require archaeological mitigation as part of any intrusive development, including both excavation (preservation in record) and preservation *in situ*.

2.2.15 The Site is not located within any of these areas, as the archaeological remains identified within it were not considered to be of sufficient significance to warrant mitigation. The closest area of archaeological significance (Area J) is located 53 m south-east of the Site. Excavation in this area has recorded the remains of a Romano-British double-ditched enclosures. The excavation did not indicate that these features continued towards the Site.

2.2.16 Further areas of archaeological mitigation have also been undertaken outside of the areas of archaeological significance. This primarily consist of archaeological watching briefs being undertaken on linear works, including topsoil stripping for the creation of haul roads and underground service trenches. A linear band of topsoil stripping was monitored running through the Site (**Fig. 3**). No archaeological remains were recorded in this area. A full assessment of the findings of all mitigation works will be published as part of an overall excavation report.

3 CONCLUSIONS

3.1.1 Condition 61 states that archaeological remains not of national or regional importance do not need to be preserved *in situ*, but need to be investigated, recorded and analysed. The combined analysis of the multi-phase archaeological investigation has concluded that the archaeological remains identified within the current Site are not of national or regional importance.

3.1.2 The archaeological potential and significance of the current Site has been investigated through geophysical survey, archaeological evaluation trenching and a watching brief. These works have demonstrated the low potential for any significant archaeological remains to be present, with any remains present likely limited to further evidence of undated (likely post-medieval) field boundaries and sporadic pitting, containing minimal artefactual material. This is reflected in the decision by Berkshire Archaeology's Principal Archaeologist not to include these parcels in any of the Areas of Archaeological Significance.

3.1.3 This report concludes that the archaeological works already undertaken within the current Site have adequately discharged the archaeological condition placed on the outline planning application. Therefore, the proposed residential development within these parcels should be able to continue without further archaeological investigations.



- 3.1.4 Additionally, the previous Heritage Assessment has already outlined that residential development within the current Site would not result in harm to the significance of the Grade II Listed Hogwood Farmhouse, the unlisted pillbox or any other heritage assets, through changes in their setting.



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APPENDICES

Appendix 1: Terminology

Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

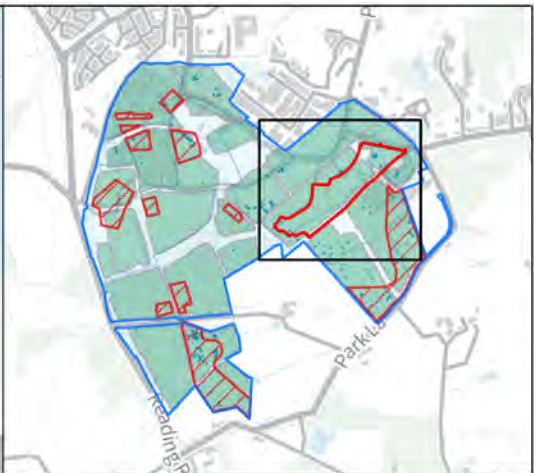
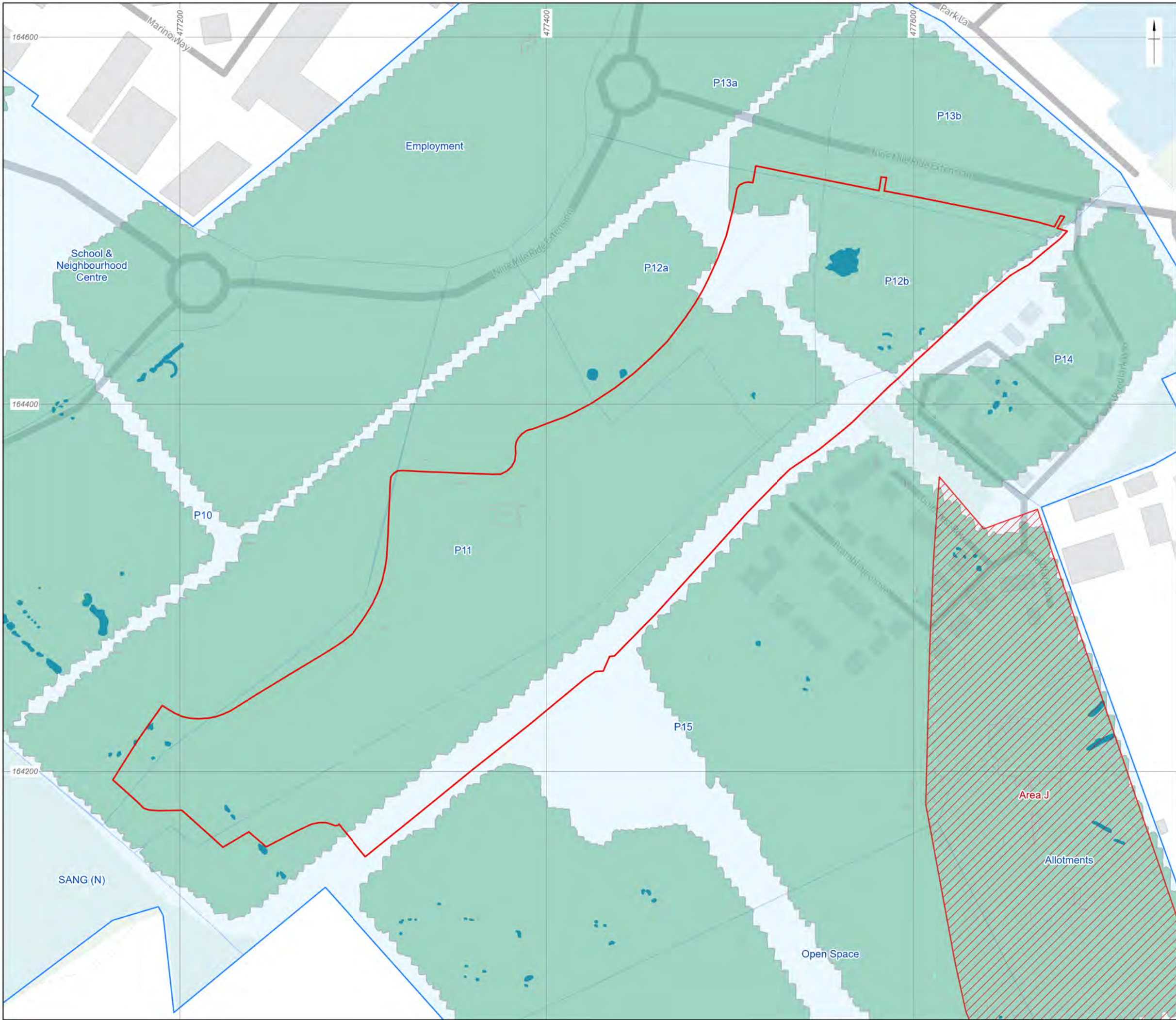
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.
Designated heritage asset	A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.
Heritage asset	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. It includes designated heritage assets and assets identified by the local planning authority (including local listing).
Historic environment	All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.
Historic environment record	Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.
Setting of a heritage asset	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.
Significance (for heritage policy)	The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

Chronology

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

Prehistoric		Historic	
Palaeolithic	970,000–10,000 BC	Romano-British	AD 43–410
Mesolithic	10,000–4000 BC	Saxon	AD 410–1066
Neolithic	4000–2400 BC	Medieval	AD 1066–1500
Bronze Age	2400–700 BC	Post-medieval	AD 1500–1800
Iron Age	700 BC–AD 43	19th century	AD 1800–1899
		Modern	1900–present day

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- Site Boundary
- Areas of Archaeological Significance
- Wider Application Area
- Archaeological Features (unconfirmed)
- Geophysical Survey
- Parcels

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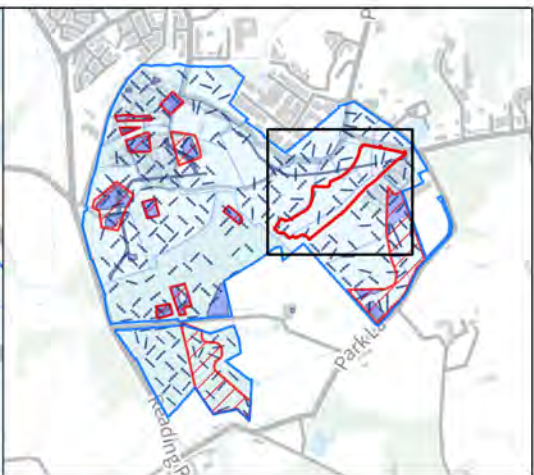
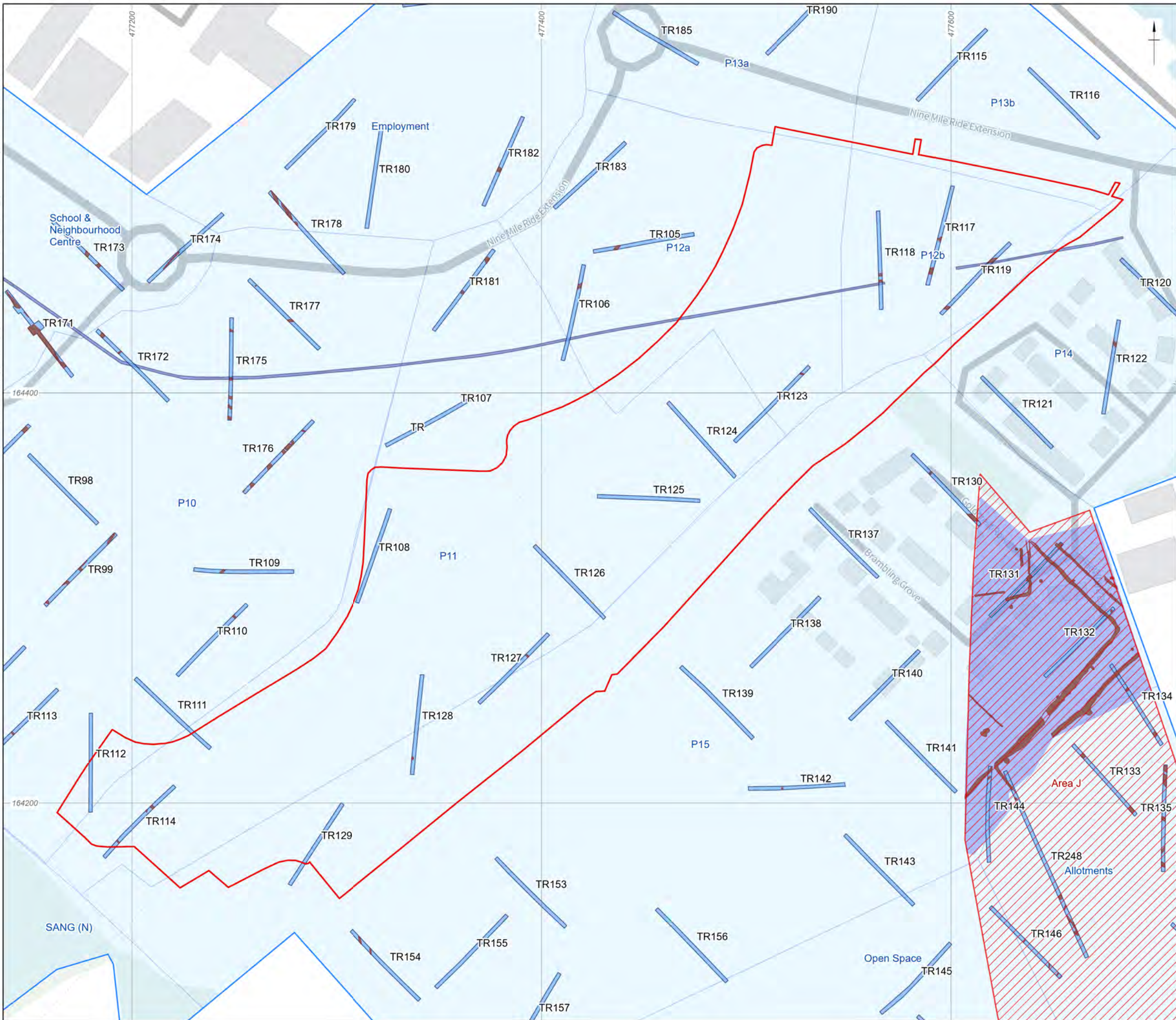
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Figure 2: Geophysical survey within the Site

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- Site Boundary
- Areas of Archaeological Significance
- Wider Application Area
- Parcels
- Archaeological Features (excavated)
- Evaluation trenches
- Mitigation works

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Figure 3: Archaeological evaluation and mitigation within the Site



Wessex Archaeology Ltd registered office Portway House, Old Sarum Park, Salisbury, Wiltshire SP4 6EB
Tel: 01722 326867 Fax: 01722 337562 info@wessexarch.co.uk www.wessexarch.co.uk

