



WWII Pillbox at Nine Mile Ride Finchwood Park (Hogwood) Berkshire

Management Plan



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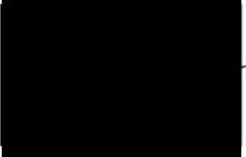
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Figure 1 Location of pillbox and proposed interpretation board

Front cover Northern view of the pillbox and the western entrance

Photo 1 Southern elevation with double loophole

Photo 2 Interior of the pillbox, view of the eastern and southern walls

Summary

Wessex Archaeology was commissioned by Countryside Properties (UK) Ltd through Vistry Thames Valley, to prepare a management plan in relation to a Second World War (WWII) pillbox at Nine Mile Ride, Finchwood Park (Hogwood), Berkshire, centred on National Grid Reference 477725 164496.

The pillbox lies within the wider development area of Hogwood Park and within Parcel 13 which is being developed as housing. This non-designated heritage asset was the subject of a historic building recording exercise in March 2019 and is now being preserved and converted into a bat roost.

This management plan aims to develop and produce a strategy to enable the enhancement and protection of the pillbox. Initially, this management plan will need to be adopted and enforced by the client and/ or their principal contractor; in the long term the plan will need to be adopted by the body responsible for the management of the public spaces within the development.

Policies have been identified in relation to vegetation management, the bat roost, access and interpretation along with conservation and condition monitoring. A timetable for the implantation of these policies is set out.

This management plan should be submitted to Wokingham Borough Council for their review and approval. The continued suitability of the measures outlined in this plan should be reviewed after five years and the need for an updated plan considered after 10 years.

Acknowledgements

This project was commissioned by Countryside Properties (UK) Ltd through Vistry Thames Valley, and Wessex Archaeology is grateful to Caroline Belmont and Gary Du Preez in this regard.

WWII Pillbox at Nine Mile Ride Finchwood Park (Hogwood), Berkshire

Management Plan

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Countryside Properties (UK) Ltd through Vistry Thames Valley ('the client'), to prepare a management plan in relation to a Second World War (WWII) pillbox at Nine Mile Ride, Finchwood Park (Hogwood), Berkshire (Fig. 1), centred on National Grid Reference (NGR) 477725 164496.
- 1.1.2 The pillbox lies within the wider development area of Hogwood Park for which a hybrid planning application was approved by Wokingham Borough Council (ref. O/2014/2179 and 140764) in January 2017.
- 1.1.3 The pillbox was the subject of a historic building recording exercise in March 2019 (Wessex Archaeology 2019). This non-designated heritage asset is now being preserved and converted into a bat roost.

1.2 Location

- 1.2.1 The WWII pillbox is located to the north of the junction of Nine Mile Ride and Park Lane, at the north-eastern corner of the field opposite the Robinson Crusoe Caravan Park and to the north-west of Shepperlands Cottage. The pillbox is not designated. It is one of several pillboxes previously identified in the area surrounding the British Army Arborfield Garrison, which was vacated in 2015, although the majority of the pillboxes are situated further north (MoLA 2014; Wessex Archaeology 2018).
- 1.2.2 The pillbox lies within Parcel 13 of the wider application site; this is situated at the north-eastern edge of the development area and is being developed as housing. The pillbox lies at the southeastern edge of the residential parcel and will be within an area of public open, green space.

1.3 Scope of document

- 1.3.1 A management plan or conservation plan '*is a document which sets out what is significant in a place and, consequently, what policies are appropriate to enable that significance to be retained in its future use and development*' (Semple Kerr 2013, 1).
- 1.3.2 This management plan is concerned with the extant WWII pillbox which lies within the new residential development. After first establishing its significance, this plan aims to develop and produce a strategy to enable its enhancement and protection.
- 1.3.3 Initially this management plan will need to be adopted and enforced by the client and/ or their principal contractor.
- 1.3.4 In the long term, the plan will need to be adopted by the body responsible for the management of the public spaces within the development who will need to implement a system for monitoring the condition of the pillbox and implement policies to ensure its

continued preservation. It is anticipated that the management of the public spaces will ultimately reside with the borough or parish council. Future advice and monitoring from Wokingham Borough Council, their archaeological advisor or a suitably qualified heritage contractor may at times be required.

1.3.5 A Landscape and Ecological Management Plan has also been produced for Parcel 13 (Hankinson Duckett Associates 2025a) alongside a Detailed Bat Mitigation Strategy (Hankinson Duckett Associates 2025b). This management plan should be used and understood in relation to these documents.

1.4 Aims

1.4.1 The specific aims of this management plan are to:

- assess the significance of the pillbox;
- produce policies and strategies to protect the significance of the pillbox;
- produce policies and strategies for the enhancement of the pillbox within the public open space; and
- outline a timetable for the implementation of any mitigation strategies.

1.5 Assumptions and limitations

1.5.1 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 report. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate.

1.6 Copyright

1.6.1 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 STATEMENT OF SIGNIFICANCE

2.1 Introduction

2.1.1 Significance (for heritage policy) is defined in *National Planning Policy Framework* (NPPF; MHCLG 2024) Annex 2 as:

2.1.2 '*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.*'

2.1.3 The interests as listed in the NPPF are further defined in Historic England's (2019) *Statements of Heritage Significance: analysing significance in heritage assets*. These are:

- 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;
- Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture; and
- Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

2.1.4 These interests were used as the key criteria to demonstrate the significance of the asset. However, there are also other methods and values used to articulate the significance of heritage assets. In particular, the *Principles of Selection for Listed Buildings* (DCMS 2025) also illustrates how factors such as age, rarity, state of repair, aesthetic merits, selectivity, and group value may also contribute to the assessment of the importance of a heritage asset.

2.1.5 This assessment was also informed by the advice published by Historic England in the document entitled *Managing Significance in Decision-Taking in the Historic Environment: historic environment good practice advice in planning note 2* (2015).

2.2 Historical background

2.2.1 Following the German invasion of France on 10 May 1940 and the subsequent withdrawal of the British Expeditionary Force during later May and June 1940, General Sir Edmund Ironside, Commander-in-Chief (C-in-C) Home Forces prepared plans to defend the United Kingdom against a full-scale German invasion. With a large but mainly static and weakly equipped force at his disposal, Ironside decided to complement his few truly mobile units with a system of static defence.

2.2.2 Ironside's plan was to deploy a thin screen of infantry along the invasion coast, forming a 'coastal crust' intended to disrupt enemy landings long enough to allow the arrival of local reinforcements. If the enemy succeeded in breaking out from the coast, a network of Command, Corps and Divisional stop-lines and defended localities extending deep inland would delay and channel the enemy advance. It is thought that upward of 18,000 pillboxes were constructed in the nine months following the Dunkirk evacuation.

2.2.3 The final and principal position of resistance was to be the General Headquarters (GHQ) Anti-Tank Line, also known as the GHQ Reserve Positions or the GHQ Zone. Great care was taken to site hundreds of concrete gun-posts and infantry strong-points behind existing obstacles such as waterways, railway embankments and artificial ditches. The siting of both the main obstacle belt and its supporting defences was greatly influenced by the surrounding countryside and the need to utilise existing natural or man-made tank-proof obstacles.

2.2.4 In 1940, the countryside around Aldershot Town was requested to construct two G.H.Q positions. Home Forces required Aldershot Command to develop G.H.Q Line A from

Reading to Farnham and Line B from Farnham to Godalming. From the outset Aldershot Command Operation Instruction No.2, issued on the 20th June stressed the importance of defence in depth. Firstly, a network of stops and tank-proof road-blocks were established at focal points in advance of the G.H.Q Line. The defences of these focal points included road-blocks with anti-tank mines, pillboxes and fortified buildings.

2.2.5 South of Reading G.H.Q Line A leaves the Kennet and Avon Canal in Southern Command and enters the Aldershot Command area. For 32 km (20 miles), the line runs between Reading and Farnham across the extreme western edge of the heavily wooded North Downs. The close and hilly countryside crossed by many roads and lanes required Line A to be defended with a large number of pillboxes. Nearly 200 infantry pillboxes including Vickers medium machine-gun pillboxes plus 45 road-blocks and 3 railway-blocks were required to defend Line A. Today, over 150 infantry pillboxes including a dozen Vickers machine-gun pillboxes and a few anti-tank obstacles still stand along the route of G.H.Q Line A (Alexander 1999).

2.3 Pillboxes

2.3.1 The strong point structures, generally of reinforced concrete and brick and placed at strategic locations, are commonly known as pillboxes and worked in conjunction with other defensive measures such as anti-tank features. It is estimated that as many as 28,000 were constructed, of which perhaps only 6,500 survive (Historic England 2017, 15).

2.3.2 Pillboxes were generally based on a series of standard military designs but many were constructed by civilian companies e.g. Mowlems and McAlpines, alongside numerous local subcontractors. This, the location situation, and shortages of some materials led to multiple variations of the standard types (Osborne 2008, 78-9).

2.4 The pillbox

Introduction

2.4.1 A descriptive record of both the exterior and interior of the structure was produced in March 2019 as part of the building recording (Wessex Archaeology 2019). A summary of the findings is set out below.

Exterior

2.4.2 The pillbox appeared to be in good condition, although the structure was partially obstructed by vegetation at the time of the recording. The structure is partially sunk into the ground, overlooking the junction with Park Lane and Nine Mile Ride.

2.4.3 The pillbox is rectangular in plan measuring externally 4.75 m (15 ¼ ft) in length (roughly aligned north to south), 3.1 m (10 ft) in width and has an overall height of 2.29 m (7 ½ ft).

2.4.4 Construction is of concrete and brick. The walls of the pillbox measure 0.61 m (2 ft) thick and a flat shuttered concrete roof measuring 0.3 m (1 ft) thick provides protection from above. The floor is made from a concrete slab of unknown thickness. Within the centre of each wall there is a precast concrete embrasure loophole, although the eastern wall has a double one covering the road junction (**Photo 1**). The external loopholes are positioned just above ground level and each of them consists of a narrow rectangular opening (0.76 m x 0.25 m) whose jambs step in regularly in three sections yielding a narrower internal rectangular aperture (0.18 m x 0.16 m).



Photo 1: Southern elevation with double loophole (March 2019)



Photo 2: Interior of the pillbox, view of the eastern and southern walls (March 2019)

2.4.5 The southern wall contains a small circular iron vent grille towards the eastern end and above the loophole. The grille is attached to a ceramic pipe which provides additional ventilation to the interior.

2.4.6 Access to the interior is via a narrow passageway (0.62 m wide) along the western (rear) wall created with an 'L'-shaped brick wall, comparable in style and thickness to the side walls of the pillbox including a concrete slab floor. The 'L'-shaped wall would have also acted as an additional blast wall from this direction. The passageway leads steeply down to a low doorway situated within the centre of the western wall and immediately beneath the precast concrete embrasure loophole which acts as a lintel. The doorway measures 0.98 m in height and 0.55 m in width and contains a slightly raised threshold composed of a single skin of bricks and concrete. Access would therefore only have been possible by stooping or crawling. No evidence for a door or shutter mechanism was observed in this location. A number of iron hooks were identified within the external central area of this wall which may have been used to hold camouflage netting.

2.4.7 A fragment of a flameproof asbestos shutter with a rusted iron hinge attached was found in the southern loophole, these could have been raised in the event of an attack by infantry or tanks equipped with flamethrowers. An iron screw picket for holding barbed wire was also found nearby.

Interior

2.4.8 The internal chamber measures 3.51 m (11 ½ ft) in length, 1.91 m (6 ¼ ft) in width and 1.98 m (6 ½ ft) in height (**Photo 2**). The ceiling and walls are coated with lime wash which has subsequently weathered away in places. Each embrasure loophole comprises splayed lintel and jambs, and a projecting shelf-like sill with canted corners which supports short chamfered plinths immediately underneath and to each side of the actual loophole to hold rifles and/or light machine guns.

2.5 Statement of significance

2.5.1 In common with other elements of the GHQ Line A in the Church Crookham area, the pillbox is not a designated heritage asset but can be considered to be locally significant.

2.5.2 Though based on a standard design it retains some minor variations, is in good condition and retains some of its fittings such as the iron hooks, asbestos flap and the interior gun supports. As such it has some architectural interest.

2.5.3 It has historic interest as part of the home front defences constructed in light of the threat of German invasion, being a readily recognisable and evocative structure in relation to the Second World War.

2.5.4 The setting and location of the pillbox are intrinsically linked to its defensive function, orientation and form, with the local topography and outlook across to the road junction. This can be readily appreciated today and contributes substantially to the significance of the asset.

3 ISSUES AND POLICIES

3.1 Introduction

3.1.1 The management and mitigation of change to the heritage resource resulting from development is based on the recognition within Government planning objectives that

heritage “...assets are an irreplaceable resource...” (NPPF para. 202; MHCLG 2024). Impacts to the historic environment and its associated heritage assets arise where changes are made to their physical environment by means of the loss and/or degradation of their physical fabric or setting, which in turn leads to a reduction in the significance of the historic environment record and its associated heritage assets.

3.1.2 A consideration for maintaining the short and long term stability of the pillbox, and increasing its public understanding, is included as an integral part of this management plan. This will help preserve and enhance the significance of the asset.

3.2 Construction

3.2.1 The pillbox may be vulnerable during construction activities from accidental damage if not suitably protected during construction activities.

Policy 1: Construction

3.2.2 The pillbox should be fenced off during construction activities to prevent any accidental damage through interactions with plant or machinery. The protection and heritage value of the pillbox should be noted in the site induction.

3.3 Vegetation

3.3.1 While the pillbox was surrounded with woody vegetation and scrub during the building recording in March 2019, this has since been cleared. This is a positive benefit to the structure as trees and woody shrubs have the potential to cause damage to the structure through root action. Also, if trees in close proximity were to be brought down by wind, then this could cause substantial damage to the structure. Scrub also has the potential to screen the pillbox from public view and appreciation and interfere with the understanding of its defensive role.

3.3.2 While hedgerow planting is proposed along the roadside, a strategic gap will be maintained immediately adjacent to the pillbox so the defensive interaction with the road remains legible.

3.3.3 New tree planting is scheduled in this area, though none immediately adjacent to the pillbox.

3.3.4 To note all wild birds are protected under *The Wildlife and Countryside Act 1981* (as amended), whilst they are actively nesting or roosting. For this reason vegetation clearance and management has been scheduled for the winter months as set out in the Landscape and Ecological Management Plan (Hankinson Duckett Associates 2025).

Policy 2a: Scrub management and clearance

3.3.5 A buffer zone of at least 1 m should be maintained clear of woody scrub vegetation around the pillbox and a strategic gap maintained in the roadside hedge. Woody vegetation adjacent to the structure should be cut back at ground level rather than uprooted. Where persistent invasive vegetation which has extensive intrusive roots such as brambles are present, then consideration should be given to the use of chemical agents to control and eliminate such species. The advice of an ecologist should be sought to prevent adverse ecological impacts.

Policy 2b: Arboriculture

3.3.6 The annual inspections of the trees should help reduce potential branch falls and identify any ill or diseased trees which might be more susceptible to wind damage. Where a risk to the structure is identified then these branches/ trees should be proactively removed.

3.4 Bat roost

- 3.4.1 The proposal is to convert the pillbox into a bat roost. In Britain, all bat species and their roosts are legally protected under Regulation 43 of the *Conservation of Habitats and Species Regulations 2017* (as amended). Under this legislation it is illegal to disturb or injure a bat or damage a breeding site or resting place.
- 3.4.2 The management and public appreciation of the pillbox needs to be managed against the protection of the bats.
- 3.4.3 As part of the establishment of the bat roost, three bat boxes will be fixed to the internal walls of the pillbox. While this will require drilling some small holes, this will not adversely affect the fabric or significance of the overall structure.

Policy 3: Bat roost

- 3.4.4 Those undertaking any condition survey, vegetation clearance, structural review or works to the pillbox will need to be mindful of the bat roost. An ecologist/ licensed bat worker should be notified in advance of any planned operations and their advice sought.
- 3.4.5 The interpretation panel should be sited away from the pillbox and text included to highlight the legal protection of the bats. The panel location has been chosen some 3.5 m to the south-west of the pillbox. This should be close enough for visitors to view the structure but also encourage a suitable distance from the roost.

3.5 Access, maintenance and interpretation

- 3.5.1 In order to prevent any vandalism to the interior and to make sure it does not become a focus for any anti-social behaviour, as well as prevent any disturbance to the bats, access to the pillbox should be restricted. It is recommended that the loopholes are secured with grilles to prevent litter or other debris entering and a locked door installed across the entrance.

Policy 4a: Access

- 3.5.2 A lockable door will be added to secure access to the interior from unauthorised personnel. Mesh grilles should be fitted to the loopholes, though the dimensions of these will need to allow for bat access.
- 3.5.3 The continued integrity of the windows grilles and lockable door should be reviewed at least annually.

Policy 4b: Maintenance

- 3.5.4 The interior of the pillbox should be checked periodically for litter/debris and this removed (at least annually). It is recommended that this litter check is co-ordinated with any bat monitoring survey but this can be undertaken by a non-licensed person as long as they do not interfere with the bat boxes. The checks should be undertaken either between March to April or September to October. Droppings and residual salts from urine should also be swept up and removed.
- 3.5.5 In conjunction with this management plan, an interpretation board is being produced. This will assist public understanding and appreciation of the pillbox and also enable the interior of the structure to be 'viewed' despite the access restrictions. The panel will include a plan of the pillbox, along with illustrative photographs, and should be positioned so the plan is the correct orientation from this vantage point. Due to the bat roost the location of the board should be sited slightly away from the pillbox and include relevant text advising against

disturbance (see section 3.3). The establishment of a focal point slightly away from the pillbox may also help to reduce potential vandalism or littering around the structure.

Policy 4c: Interpretation

- 3.5.6 An interpretation board should be erected at the location and orientation indicated on Figure 1.
- 3.5.7 The condition of the board should be reviewed annually and cleaned if needed. The need for a new panel should be reviewed after 10 years.
- 3.5.8 Opportunities to promote public understanding of the pillbox and the wider Second World War history of the area should be considered.

3.6 Conservation and condition monitoring

- 3.6.1 A descriptive record was created during the historic building recording in 2019 including photographs and drawings compiled from measurements taken on site. This information has been deposited with the Historic Environment Record (HER) and made accessible through the Archaeology Data Service (ADS) Library.
- 3.6.2 The pillbox is an important part of the local heritage and history. Any on-going or subsequent damage to the structure could have an adverse impact on its significance.
- 3.6.3 An annual monitoring visit should visually inspect the interior and exterior of the structure, identifying any signs of active damage and other factors which might threaten the integrity of the pillbox, such as encroaching scrub. Photographs should be taken to enable changes to be identified between visits. A basic record should be kept of the findings including an assessment of stability, vulnerability and condition. A terminology list of potential threats based on the Forum on Information Standards in Heritage Threats list¹ is reproduced in **Appendix 3** along with definitions and scoring criteria for stability, vulnerability and condition.
- 3.6.4 The monitoring visit (which should be combined with clearance of any litter or debris in the interior, see section 3.4 above) does not require a bat licence as long as care is taken to not disturb them and there is no interference with the bat boxes. The monitoring visit should be undertaken either between March to April or September to October.
- 3.6.5 Where threats are identified or a decline in condition assessed then this should be highlighted and possible corrective measures considered.

Policy 5a: Conservation

- 3.6.6 The structural integrity of the pillbox should be assessed on a periodic basis to ensure any issues are identified and rectified before they cause harm to the structure. This is initially suggested to occur every five years but should be adjusted based on the results of the last survey. Any recommended remediation works would need to be discussed with a relevant heritage specialist and ecologist prior to implementation.

¹ <https://heritage-standards.org.uk/fish-vocabularies/>

Policy 5b: Condition monitoring

3.6.7 An annual condition inspection should occur identifying any signs of active damage and potential threats. The findings should be recorded and held by the management body in charge of the public spaces within the development.

3.7 Review

3.7.1 The continued suitability of the measures outlined in this plan should be reviewed after five years and the need for an updated plan considered after 10 years.

4 CONCLUSIONS

4.1 General

4.1.1 This management plan should be submitted to Wokingham Borough Council for their review and approval. Once adopted it will be the responsibility of the organisation managing the public spaces within Parcel 13 to ensure its continued implementation.

4.1.2 A timetable for the implementation of the policies is set out in **Appendix 2**

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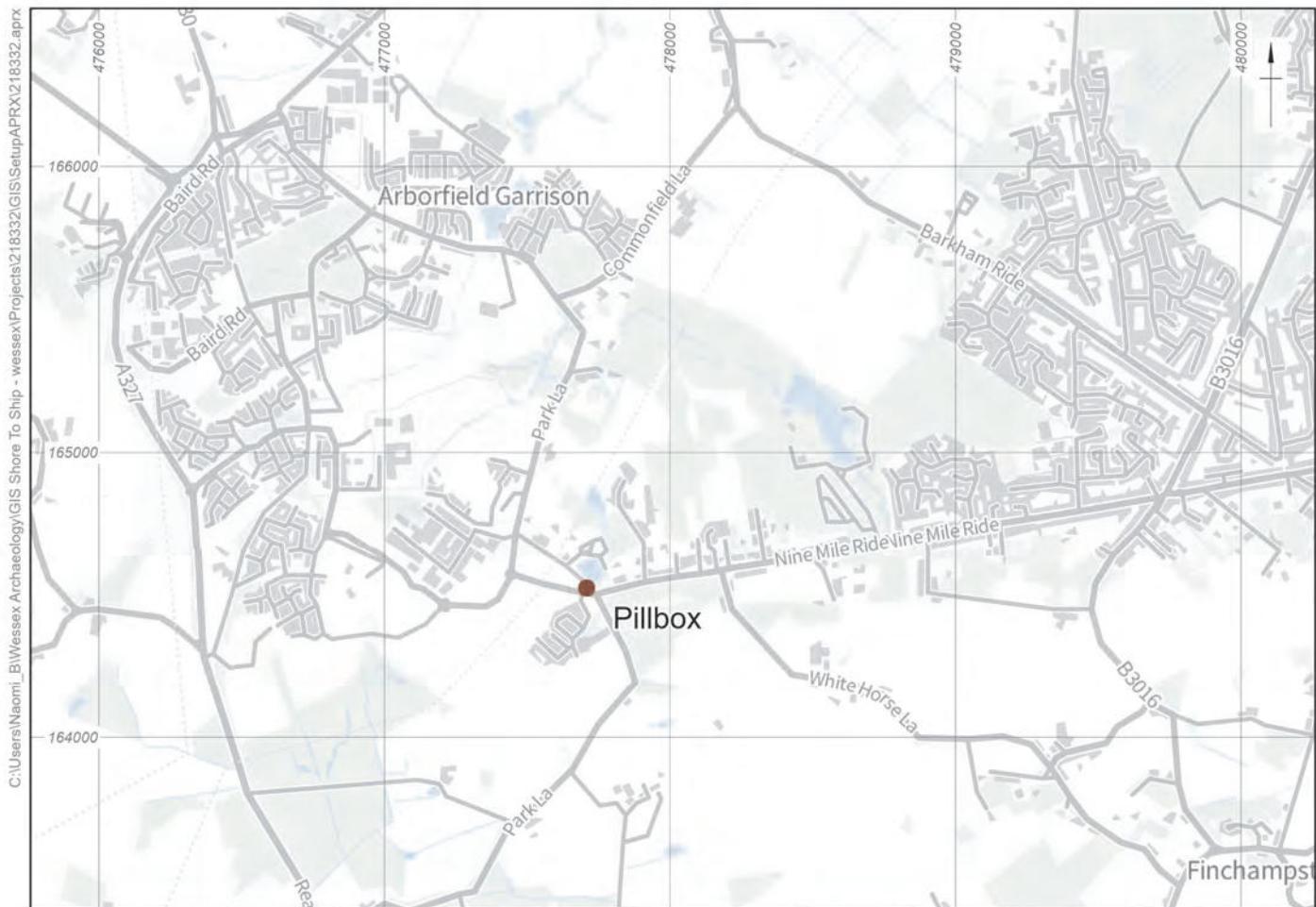
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Figure 1: Location of pillbox and proposed interpretation board

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

Appendix 2: Management timetable

Issue	Policy	Recommendation	Interval	Priority
Construction	Policy 1: Construction	The pillbox will be fenced off during construction activities to prevent any accidental damage. The protection and heritage value of the pillbox should be noted in the site induction.	Commencement	Immediate
Vegetation	Policy 2a: Scrub management and clearance	<i>A buffer zone of at least 1 m will be maintained clear of woody scrub vegetation around the pillbox and a strategic gap maintained in the roadside hedge. Woody vegetation adjacent to the structure should be cut back at ground level rather than uprooted.</i>	Annual	On-going
	Policy 2b: Arboriculture	<i>Annual inspections of the trees will be undertaken to identify any dead or diseased elements. Where a risk to the structure is identified then these branches/ trees should be proactively removed.</i>	Annual	On-going
Bat roost	Policy 3: Bat roost	<i>Any works in or in the vicinity of to the pillbox will need to be mindful of the bat roost. An ecologist/ licensed bat worker should be notified in advance of any planned operations not already outlined in the management documents and their advice sought.</i>	Commencement	On-going
Access, maintenance and interpretation	Policy 4a: Access	<i>A lockable door will be added to secure access to the interior. Mesh grills should be fitted to the loopholes (though the dimensions of these will need to allow for bat access).</i>	Commencement	Immediate
		<i>The continued integrity of the windows grills and lockable door should be reviewed at least annually.</i>	Annual	On-going
	Policy 4b: Maintenance	<i>The interior of the pillbox should be checked periodically for litter/debris and this removed. The checks should be undertaken either between March to April or September to October.</i>	Annual (March to April or September to October)	On-going
	Policy 4c: Interpretation	<i>An interpretation board will be erected.</i>	Commencement	Immediate (post-construction)
		<i>The condition of the board should be reviewed annually and cleaned if needed. The need for a new panel should be reviewed after 10 years.</i>	Annual and at 10 years	On-going
Conservation and condition monitoring	Policy 5a: Conservation	<i>The structural integrity of the pillbox should be assessed approximately every five years. Any recommended remediation works would need to be discussed with a relevant heritage specialist and ecologist prior to implementation.</i>	5 years or as required	On-going
	Policy 5b: Condition monitoring	<i>An annual condition inspection should occur identifying any signs of active damage and potential threats. The findings should be recorded and held by the management body in charge of the public spaces within the development. The</i>	Annual (March to April or September to October)	On-going

Issue	Policy	Recommendation	Interval	Priority
		<i>inspection should be undertaken either between March to April or September to October.</i>		

Appendix 3: Condition terminology and scoring criteria

Threats

- Animal burrowing
- Collapse
- Deterioration
- Development
- Digging
- Dumping
- Fire
- Flooding
- Forestry
- Machinery damage
- Other
- Plant growth
- Rain entry
- Scrub growth
- Soil movement
- Subsidence
- Theft
- Vandalism
- Vehicle erosion
- Visitor erosion

Stability

Term	Description
Stable	The structure's current condition is robust and is unlikely to change within the next five years.
Slow deterioration	The structure shows some signs of general deterioration which do not require immediate assessment as they do not pose a risk of loss of significance.
Moderate deterioration	The structure shows signs of deterioration that need attention in order to prevent loss of significance.
Rapid deterioration	The structure shows rapid signs of deterioration that harm the significance of the pillbox and need immediate attention to prevent the complete deterioration of the structure.

Vulnerability

Term	Description
High	The structure is exposed to multiple elements making it vulnerable to deterioration or loss of significance in the short term.
Medium	The structure is exposed to some elements making it somewhat vulnerable to deterioration or loss of significance in the long term (i.e., five years).
Low	The structure is fairly resilient and is currently not considered to be vulnerable to deterioration or loss of significance.

Condition

Term	Description
Good	All or nearly all features of interest are well preserved for the period they represent. No sign of active damage.
Fair	Some damage or part destruction of features of interest apparent, or some features of interest are obscured by more recent additions/alterations.
Poor	Damage to the majority of the original features of interest is apparent, some significant features are missing. Some features of interest remain. Active damage apparent.
Very poor	The majority of features of interest are so damaged as to be not surveyable or are missing.
Destroyed	All features of interest have been destroyed. No further information can be gained from future investigation of the site.



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