



Hogwood Park, Finchampstead Parcels 7, 8 and 9

Heritage Statement

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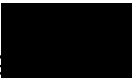
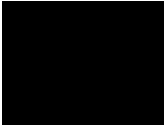
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Summary

Wessex Archaeology was commissioned by Barratt David Wilson Homes Southern Counties to prepare a Heritage Statement of land at Hogwood Park, Finchampstead, Parcels 7, 8 and 9 centred on NGR 476820, 164667. This report is intended to support a reserved matters application for residential development within land parcels 7, 8 and 9 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 7, 8 and 9. The works undertaken include geophysical survey, archaeological evaluation trenching and subsequent phases of archaeological excavation and watching briefs within these parcels. These works have identified a concentration of archaeological remains in the northern part of Parcel 7. This report concludes that these works are sufficient to discharge the archaeological condition placed upon the placed on the outline planning application, in part through previous communications with Berkshire Archaeology's Principal Archaeologist, acting as the archaeological advisor to Wokingham Borough Council.

Acknowledgements

This project was commissioned by Barratt David Wilson Homes Southern Counties, and Wessex Archaeology is grateful to Kristina King in this regard.



Hogwood Park, Finchampstead Parcels 7, 8 and 9

Heritage Statement

1 INTRODUCTION

1.1 Project background

- 1.1.1 Wessex Archaeology was commissioned by Barratt David Wilson Homes Southern Counties (the client), to prepare a Heritage Statement for the Hogwood Park, Finchampstead, Parcels 7, 8 and 9 (hereafter 'the Site', **Fig. 1**), centred on NGR 476820, 164667.
- 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 7, 8 and 9, within the wider application area.

1.2 The Site

- 1.2.1 The Site consists of three land parcels (Parcels 7, 8 and 9), measuring approximately 2.8 ha, 0.8 ha and 3 ha, respectively. These lie towards the northern end of the wider development area, to the west and southwest of the Hogwood Lane Industrial Estate and east of Wheat Street.

1.3 Development proposals

- 1.3.1 Specific development proposals were not available at the time of writing; however, the proposed development is understood to include residential development within all three of the parcels which make up the Site.

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** and **2** are slightly different from those being used for the submission of the current application. Whilst Parcels 7 lies largely within its earlier equivalent (P7), it also overlaps slightly with the eastern edge of P2 and the southern edge of P8. Parcels 8 and 9 both form parts of their earlier equivalents (P8 and P9) and do not overlap with any other parcels.

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 This included partial coverage of all three Site parcels. Existing farm buildings and infrastructure meant that the north-eastern edge of Parcel 7 and the western and southern parts of Parcel 8 were not surveyed. Further to this, the north-eastern part of Parcel 9 was not surveyed, due to the extent of the existing woodland.
- 2.2.4 The interpreted results of the detailed gradiometer survey within the vicinity of the current Site have been reproduced in **Figure 2**.
- 2.2.5 The survey identified multiple anomalies interpreted as likely archaeological in origin. 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.
- 2.2.6 Multiple geophysical anomalies were identified within the Site which were interpreted as possibly archaeological in nature.
- 2.2.7 Within Parcel 9, two areas of increased magnetic response contained a series of very poorly defined positive anomalies (*ibid.* 7). These formed weakly positive sub-circular features which might relate to possible ditch and pit-like features of uncertain origin, however, a confident interpretation could not be given, due to the elevated level of background magnetic response (*ibid.*).
- 2.2.8 Two linear anomalies were identified at the northern end of Parcel 7, which were indicative of ditch features (*ibid.*). These both measured 1.5 m in width and consisted of a 52 m north-west/south-east anomaly and a 21 m long north-east/south-west feature (*ibid.*). A further small, isolated anomaly was identified at the southern end of Parcel 7, which had the potential to represent a discrete archaeological features, such as a pit.

Heritage Assessment August 2018 (Project No. 203370)

- 2.2.9 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.
- 2.2.10 Whilst the report identified possible negative impacts either directly upon on or on the immediate vicinity of the Grade II Listed Hogwood Farmhouse and a non-designated Second World War pillbox, these both lie outside of the current Site (Wessex Archaeology 2018b, 4-5, 12). The report did not identify any potential harm to the significance of any heritage assets located within or in close proximity to the wider application area, resulting from the elements of proposed residential development under the outline planning application, including within Parcel 7.

Archaeological Evaluation: Completed October 2019 (Project No. T24194)

- 2.2.11 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.
- 2.2.12 The evaluation trenches excavated within the Site have been reproduced in **Figure 3**.

Parcel 7

- 2.2.13 A total of ten trenches were excavated entirely or partially within Parcel 7. These identified a concentration of archaeological remains towards the northern end of the parcel, including six ditches and two pits dated to the Romano-British period in trenches 35 and 43 (Wessex Archaeology 2019, 28). Three further ditches, tentatively dated to the post-medieval period, were also identified in trenches 43 and 169, with a spread of post-medieval material also present across the northern trenches (*ibid.*). This was interpreted as the likely remains of two field systems or enclosures present at the northern edge of Parcel 7, and included confirmation that both linear features identified during the geophysical survey related to below ground archaeological remains (*ibid.* 74).
- 2.2.14 Three ditches aligning with boundaries seen on the 1817 enclosure map were identified in trenches 44, 47 and 53 (*ibid.* 28).
- 2.2.15 Further to this, a feature excavated in trench 54 was interpreted as a tree-throw, with no archaeological significance (*ibid.* 116).

Parcel 8

- 2.2.16 Two trenches were excavated partially within Parcel 8, which identified a single, undated pit at the southern end of Trench 22 (*ibid.* 101). Additionally, a series of parallel ditches were identified to the immediate north-west of Parcel 8, in trench 14, and were tentatively dated to the post-medieval period.

Parcel 9

- 2.2.17 Five trenches were excavated within Parcel 9, none of which identified archaeological remains other than a single land drain. Unstratified medieval pottery was recovered from Trench 4 but was considered to be residual (*ibid.* 29).

Mitigation Works

- 2.2.18 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. These areas require archaeological mitigation as part of any intrusive development, including both excavation (preservation in record) and preservation *in situ*.
- 2.2.19 One area of archaeological significance is located within the current Site, Area I. The mitigation works undertaken within this area are depicted in **Figure 3**.

Excavation

- 2.2.20 Area I is located at the northern end of Parcel 7, with a small overlap into the southern part of Parcel 8, covering an area of Romano-British and medieval activity identified during the evaluation. Excavation of a 1.69 ha area was undertaken within Area I between 7th June to 23rd July 2021 (Wessex Archaeology, forthcoming).
- 2.2.21 The excavation recorded a series of intercutting ditches across the entire area, with more localised clusters of pits and a small number of isolated postholes. The remains dated to between the Late Iron Age to the post-medieval period.
- 2.2.22 Features dating between the Late Iron Age and the Romano-British periods were concentrated at the northern end of the excavated area. These consisted primarily of shallow ditches and a small cluster of pits, in addition to two more substantial (Romano-British) ditches. Of the 15 pits clustered close to the centre of the excavation area, 7

contained artefactual material, suggesting activity dating to the mid-1st century AD and potentially spanning the transition between the two periods. The fills of the largest of these pits suggested multiple periods of stabilisation and reuse, though all others had single homogenised fills.

- 2.2.23 The medieval features were interpreted as the remains of a small industrial area, dating to between the 12th and 14th centuries and were concentrated in the south-east of the excavated area. This primarily consisted of the remains of an enclosure, defined by ditches and hedgerows, with several other intercutting ditches and gullies intersecting it. A single hearth was identified just south-west of the enclosure, and a compacted spread of material was recorded in close proximity, however, no structural remains were identified.
- 2.2.24 The post-medieval phase of activity consisted of the remains of a single, large (4.9 m wide and 1.66 m deep) ditch cutting north-east/south-west through the centre of the excavation area. Very little artefactual material was recovered, but it was clearly stratigraphically later than the Iron Age/Romano-British and medieval features.
- 2.2.25 Remains of a series of undated ditches and pits were also excavated over the south-west and north-west of the excavation area. They appeared to be cut by medieval features in some places and included several charcoal rich fills, indicating a relatively early date in the sequence.
- 2.2.26 A full assessment of the findings will be published as part of an overall excavation report. However, it was concluded that the features excavated within this area likely extended into the surrounding area, though these will likely have been subject to some disturbance/truncation by the construction of the farmyard and agricultural buildings to the east. The principal finding of the excavation was the potential for Late Iron Age/Early Romano-British settlement activity to the north and further medieval remains to the north-east. The post-medieval ditch identified running through the centre of the Site also likely continues either side of the excavation area but has already been well characterised.

Watching Brief Areas

- 2.2.27 Two archaeological watching brief areas were monitored in 2019 which run through Parcel 7, consisting of works for the construction of a haul road and a drainage ditch. The haul road consisted of a 107 m east/west topsoil strip through the parcel, approximately 4.5 m wide. This did not encounter any archaeological remains but was too shallow to adequately reveal the geological sub substrate.
- 2.2.28 The drainage ditch works ran for 160 m, north-west/south-east through the parcel and were approximately 8.7 m wide. The excavation did reveal the geological substrate in areas, but did not encounter any archaeological remains.

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 have 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 three parcels forming the current Site has been investigated through geophysical survey and archaeological evaluation trenching.

Further to this, two areas of watching brief and one 1.68 ha area of excavation has been undertaken within Parcel 7.

- 3.1.3 These works have demonstrated the low potential for any significant archaeological remains to be present within Parcels 8 and 9. 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.
- 3.1.4 The excavation undertaken at the northern end of Parcel 7 has identified, recorded and sampled archaeological remains dating from the Late Iron Age through to the post-medieval period. These primarily consist of ditches, forming field boundaries and enclosures, but also several pits, indicating Late Iron Age /Early Romano-British settlement activity and several features indicating some degree of medieval industrial activity.
- 3.1.5 The excavation indicated that related archaeological remains likely extended beyond the excavated area, in particular to the north and northeast. However, the development of the farmyard and agricultural buildings to the immediate east will presumably have caused some degree of disturbance/truncation.
- 3.1.6 Berkshire Archaeology's Principal Archaeologist, acting as the archaeological advisor to Wokingham Borough Council, has confirmed that the works undertaken in Parcel 7 have been sufficient to characterise the archaeological remains present, and agreed that the area could be handed over to the construction contractors (pers. comms. 27th July 2021).
- 3.1.7 This report concludes that the archaeological works already undertaken within the three parcels forming 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. Additionally, the previous Heritage Assessment has already outlined that residential development within the current Site would have no negative impact upon the significance of any above-ground heritage resources through a change 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:

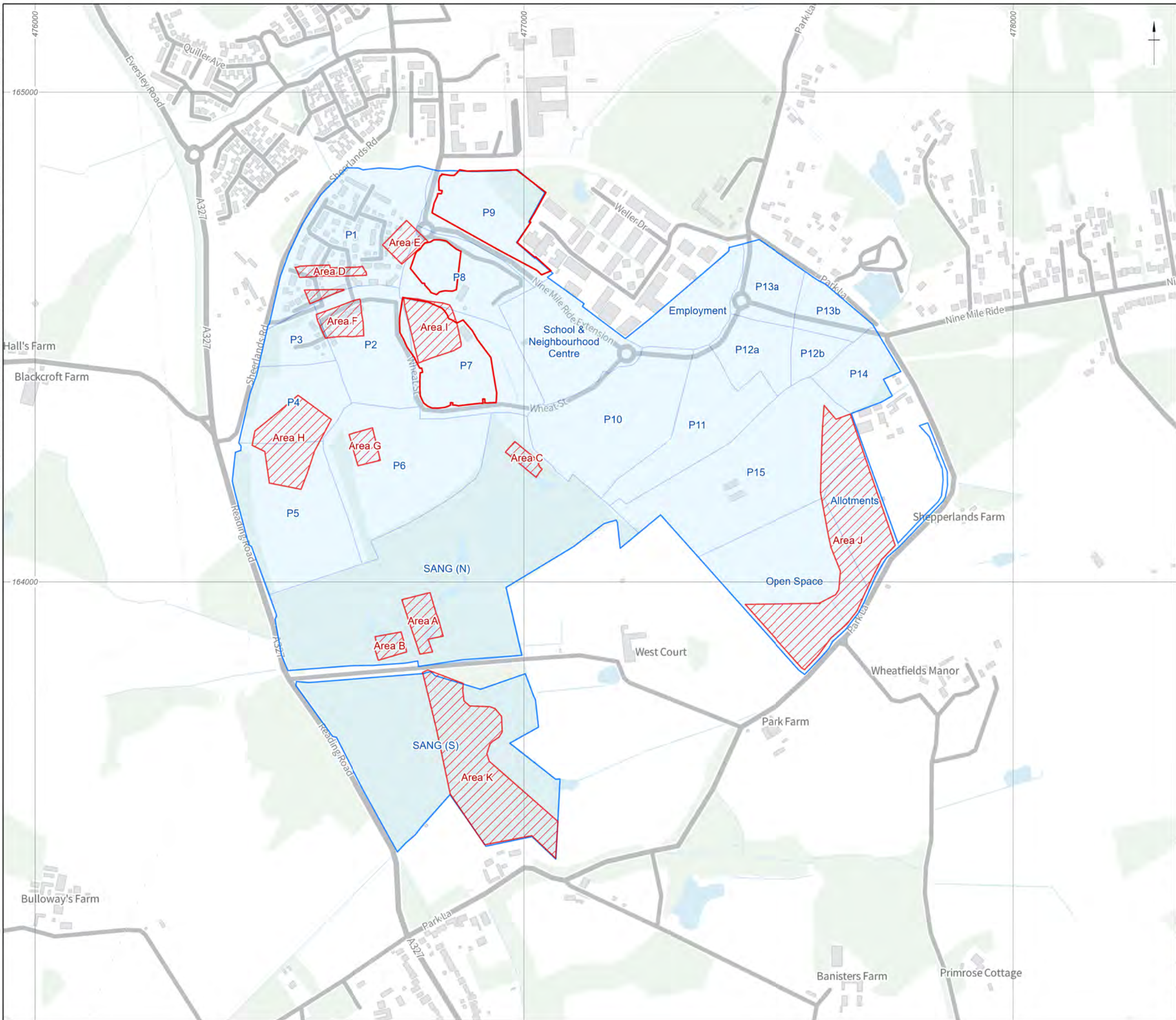
Archaeological interest	There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
Conservation (for heritage policy)	The process of maintaining and managing change to a heritage asset in a 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
- Parcels

0 250 m

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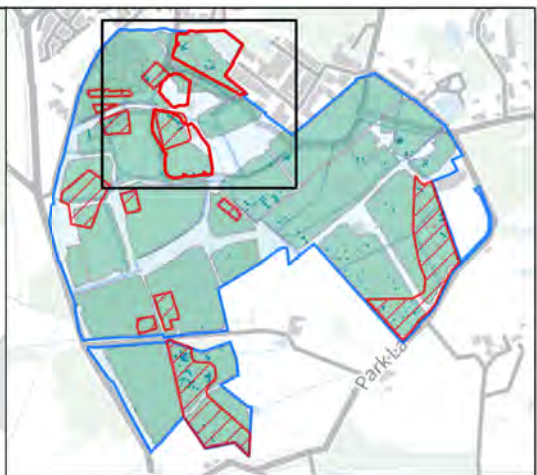
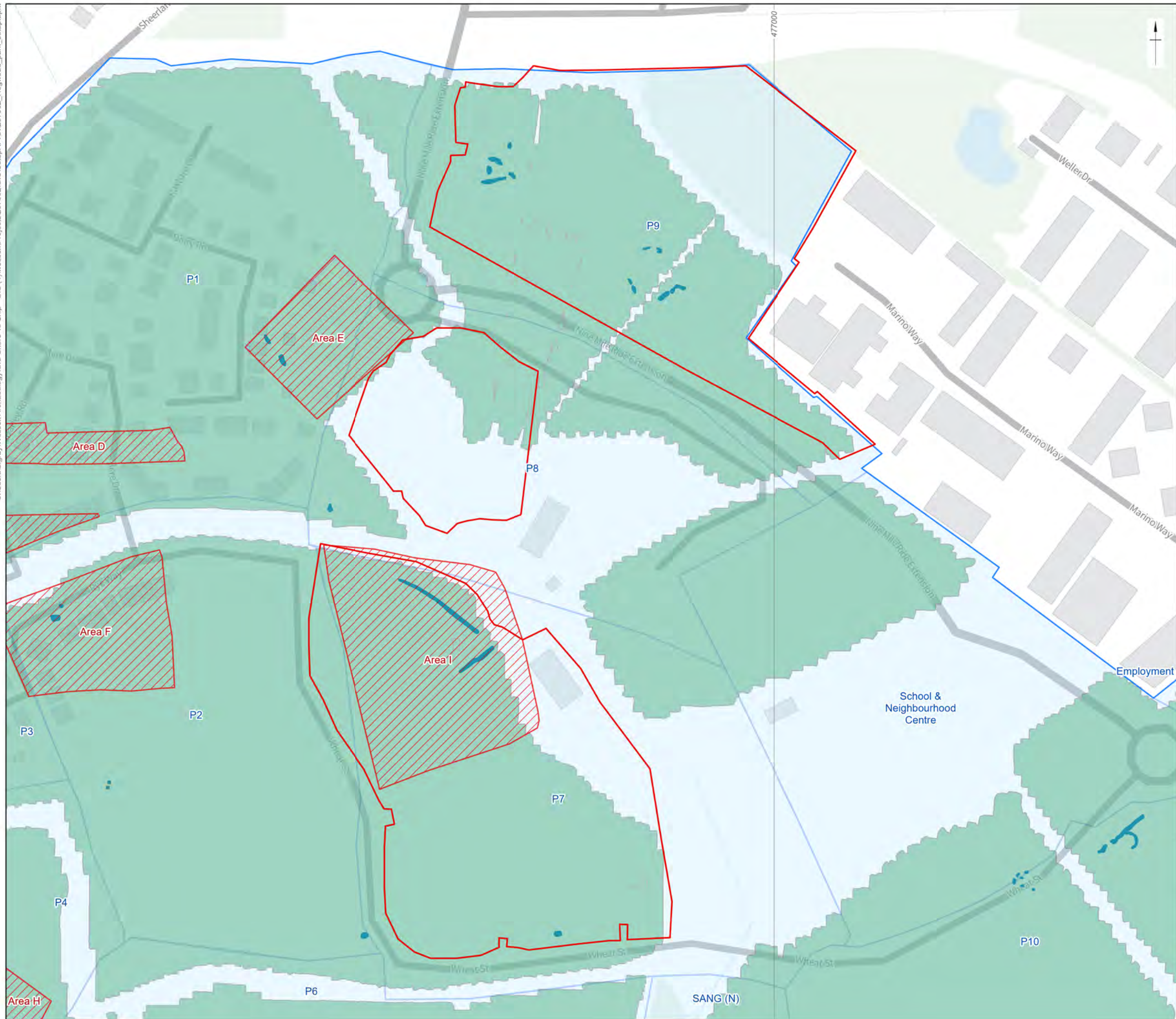
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Figure 1: Site location within wider application area

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

0 100 m

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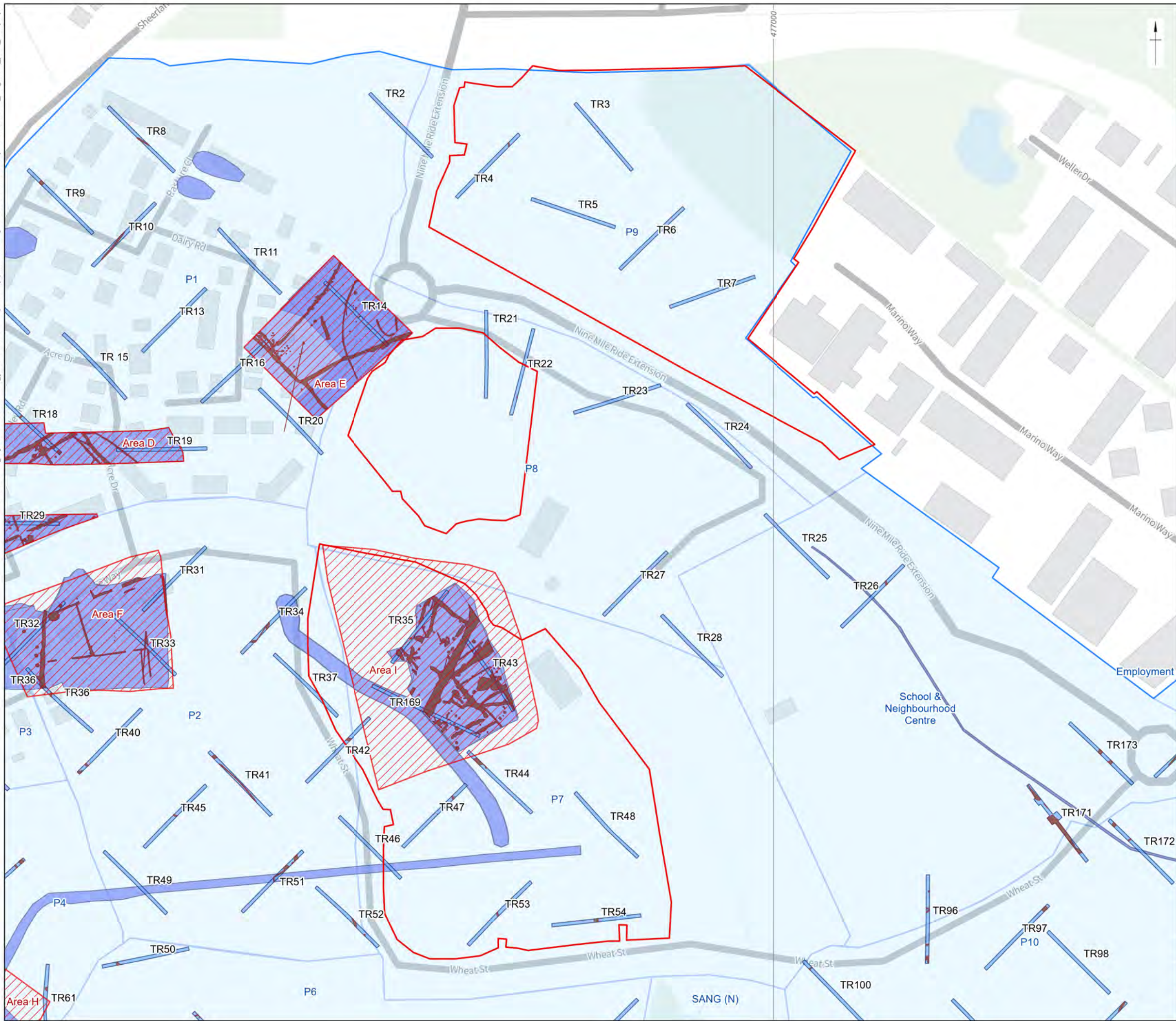
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Figure 2: Geophysical survey within the Site



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

0 100 m

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Figure 3: Archaeological evaluation and mitigation within the Site



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