



# Hogwood Farm, Finchampstead, Neighbourhood Centre

Heritage Statement

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## Summary

Wessex Archaeology was commissioned by CALA Homes, to prepare a Heritage Statement of land at Hogwood Park, Finchampstead, Neighbourhood Centre, centred on NGR 477139, 164459 (SU 77139 64459). This report is intended to support discharge of Condition 61 within the Neighbourhood Centre land parcel, within the wider development area. Specifically 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 the Neighbourhood Centre land parcel. The works undertaken include geophysical survey, archaeological evaluation trenching, and a watching brief, with subsequent phases of archaeological excavation and watching briefs undertaken in the wider development area. These works have identified the remains of a possible ditched enclosure within the Site. This remains undated and did not contain any significant artefactual or ecofactual material. 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 CALA Homes, and Wessex Archaeology is grateful to Laura Bheenick in this regard.



# Hogwood Farm, Finchampstead Neighbourhood Centre

## Heritage Statement

### 1 INTRODUCTION

#### 1.1 Project background

1.1.1 Wessex Archaeology was commissioned by CALA Homes (the client), to prepare a Heritage Statement of land at Hogwood Park, Finchampstead, Neighbourhood Centre (hereafter 'the Site', **Fig. 1**), centred on NGR 477139, 164459 (SU 77139 64459).

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 report 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 the Neighbourhood Centre land parcel, within the wider development area.

#### 1.2 The Site

1.2.1 The Site consists of a single parcel of land, measuring approximately 0.87 ha. This lies towards the northern end of the wider development area, to south of Nine Mile Ride Extension and east of Wheat Street.

#### 1.3 Development proposals

1.3.1 Detailed development proposals were not available at the time of writing; however, the proposed development is understood to include a Neighbourhood Centre and associated parking within 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

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## 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 m<sup>2</sup> 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 and names 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. The Site lies at the south-eastern end of what was previously referred to as the 'School & Neighbourhood Centre' land parcel, and overlaps with the northern edge of P10.

#### *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). This included the surveying of approximately two thirds of the Site. This excluded a south-east/north-west access track bisecting the Site, and an area at the north-western edge of

the Site which had been covered by buildings and yards, associated with former Hogwood Farm Industrial Estate.

- 2.2.3 The survey identified a series of anomalies to the immediate south of the Site, which were consistent with ditched features, potentially field boundaries and a possible roundhouse or barrow ring-ditch (*ibid.*, 7). The survey also identified a small cluster of discrete anomalies at the centre-southern edge of the Site, the nature of which was uncertain.
- 2.2.4 The interpreted results of the detailed gradiometer survey within the vicinity of the current Site have been reproduced in **Figure 2**.

*Heritage Assessment August 2018 (Project No. 203370)*

- 2.2.5 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.
- 2.2.6 This included an assessment of the Grade II Listed Hogwood Farmhouse (NHLE 1118094), located 75 m north-west of the Site. Its significance is derived from its architectural and historic interest with but its former agrarian setting has been completely lost. The report noted that the demolition of the industrial estate and the finishing of partially complete renovation works should enhance the significance of the Farmhouse, and the ability to appreciate that significance (Wessex Archaeology 2018b, 4-5). Further to this, the outline proposals included residential development in the immediate vicinity of the Listed Building, which present an opportunity to put it in a more prominent position in the local landscape, further enhancing the public appreciation of its significance (*ibid.*). Development within the Site also has the potential to enhance the setting of the farmhouse through high quality, sympathetic design.
- 2.2.7 Further to this, the Heritage Impact Assessment also identified a non-designated Second World War pillbox (Berkshire Archaeology HER MRM16574) located within land parcel P13b (*ibid.* 1-2). Potential for harm to the significance of the pillbox, both directly and through changes in its setting, were constrained to P13b.

*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**. This included parts of trenches 96, 171 and 173, all of which were concentrated on the south-eastern half of the Site. Evaluation trenches were not excavated in the north-western end of the Site as the structures forming the Hogwood Farm Industrial Estate had not yet been demolished (Wessex Archaeology 2019, 89). Below ground disturbance caused by the construction of these buildings is expected to have heavily disturbed any remains present, based on the depths of the features encountered in the surrounding area (*ibid.*).
- 2.2.10 Features were identified in all three trenches excavated within the Site, however, those in trench 173 were considered to be natural in origin, likely representing geological variations (*ibid.* 47, 180). Remains of an undated, narrow, east/west ditch were identified at the northern end of trench 96 (*ibid.* 47).

- 2.2.11 The features identified in trench 171 were more complicated, and the trench was extended in several places to allow for adequate characterisation of the remains present (*ibid.* 11). These consisted of two north-west/south-east ditch terminuses forming either side of an entrance to an enclosure, considered likely to be medieval or post-medieval in origin. The ditch fills contained around 5 kg of slag, which had little potential for further analysis, but indicate possible metalworking in the vicinity (*ibid.* 59).
- 2.2.12 A north-west/south-east ditch was encountered in Trench 97, 10 m south of the Site and extending towards it. This did not contain any dating evidence but corresponded with a boundary seen on the 1817 enclosure map (Wessex Archaeology 2019, 31).
- 2.2.13 Based on the nature of the features identified, the limited interest of the finds assemblage and the lack of suitability for environmental sampling, it was considered that the Site does not contain any archaeological remains of national or regional significance (*ibid.* 89).

#### *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. These areas require archaeological mitigation as part of any intrusive development, including both excavation (preservation in record) and preservation *in situ*. None of these areas are located within or in close proximity to the Site. This follows the conclusions of the evaluation trenching (in conjunction with the disturbance caused by the construction of the former Hogwood Farm Industrial Estate) that no archaeological remains of regional or national significance are likely to be present within the Site.
- 2.2.15 Where preservation *in situ* is not being pursued, mitigation works have consisted of archaeological excavation, which is now close to completion. As Condition 61 has yet not been discharged in all areas, some additional intrusive works undertaken outside of these mitigation areas have also been subject to further archaeological investigation. Within the Site, this has consisted of an archaeological watching brief maintained during the excavation of a watermain service trench in 2020. This did not identify any further 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 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 Site have been investigated through geophysical survey, archaeological evaluation trenching and a watching brief. These investigations, in conjunction with the modern disturbance at the north-western end of the Site, have demonstrated that the remains present within the Site are only of local significance. 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 and was reconfirmed through email correspondence with Wessex Archaeology on 22 August 2025 (Fiona MacDonald *pers. comm.*).
- 3.1.3 This report concludes that the archaeological works already undertaken within the Site have adequately discharged the archaeological condition placed on the outline planning



application. Therefore, the proposed development within this parcel will be able to continue without further archaeological investigations.

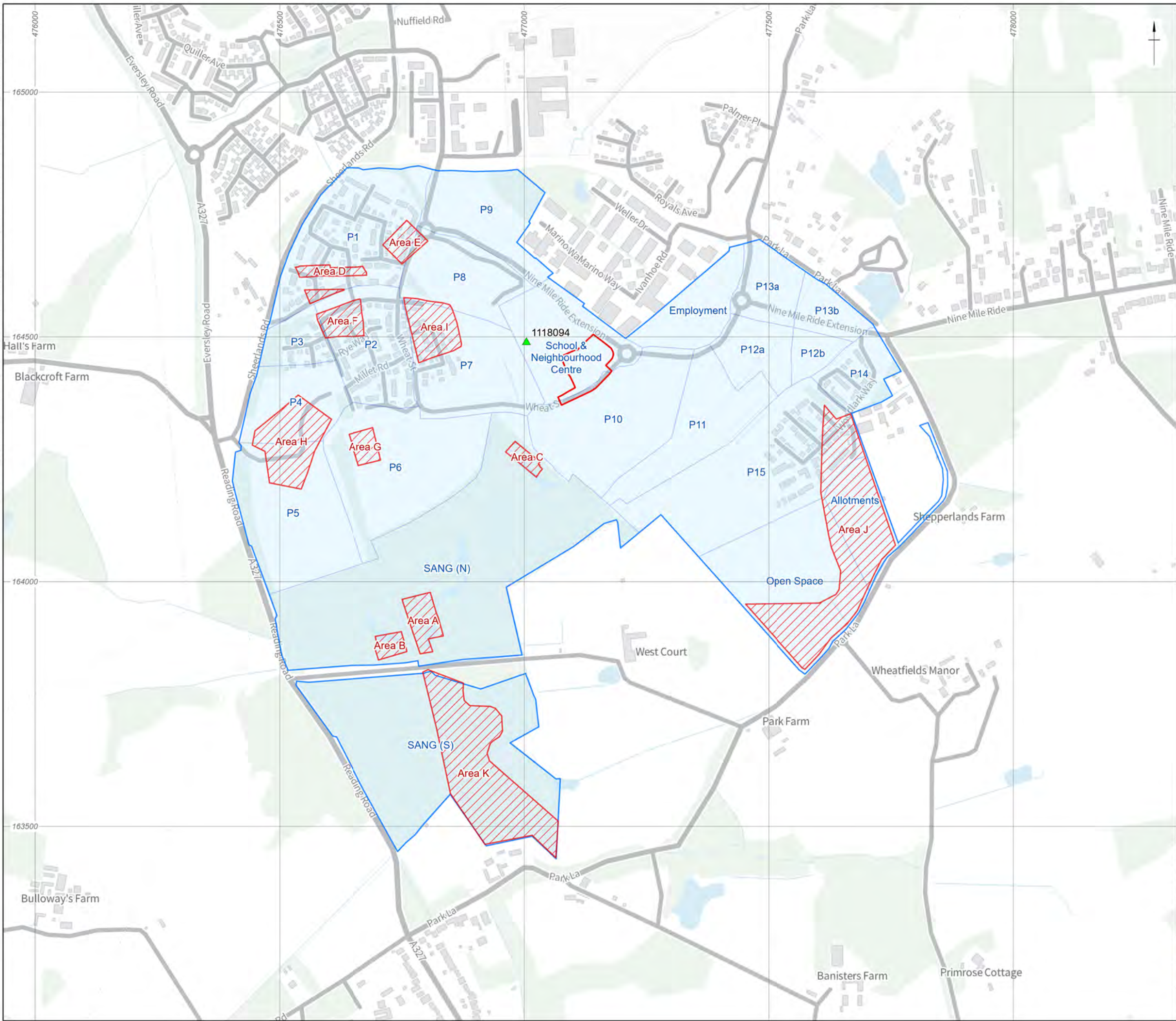


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- Site Boundary
- Areas of Archaeological Significance
- Wider Application Area
- Land Parcels
- Grade II Listed Building



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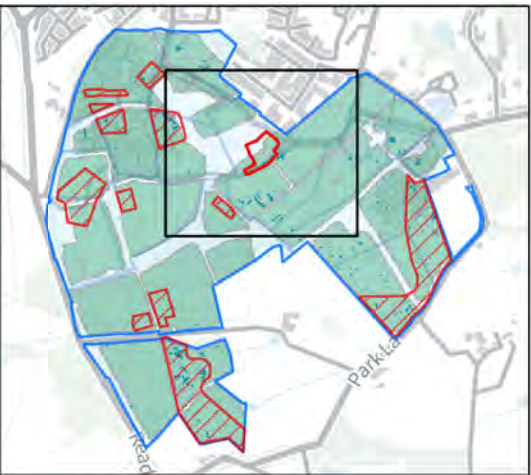
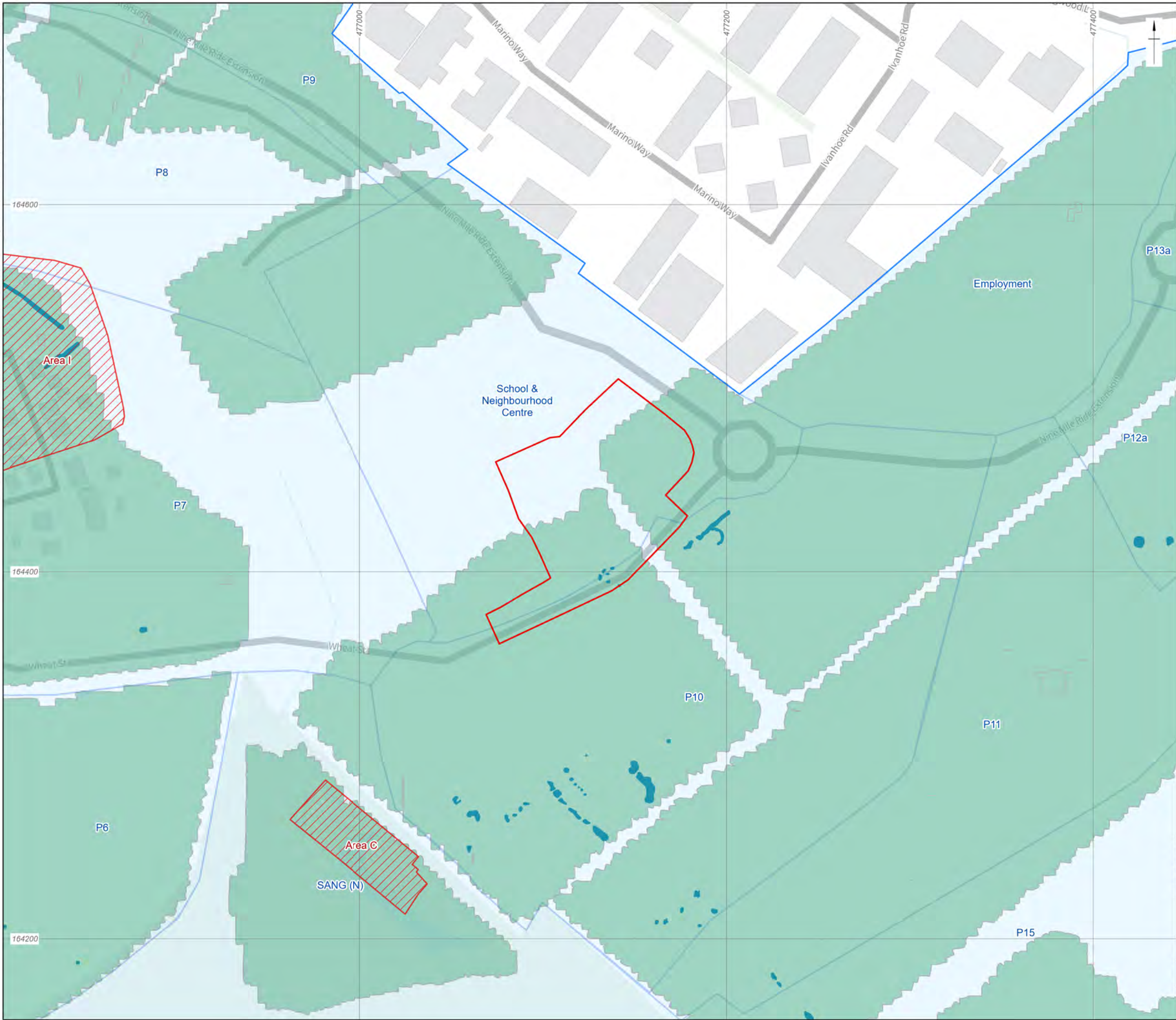
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Figure 1: Site location within the wider application area

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

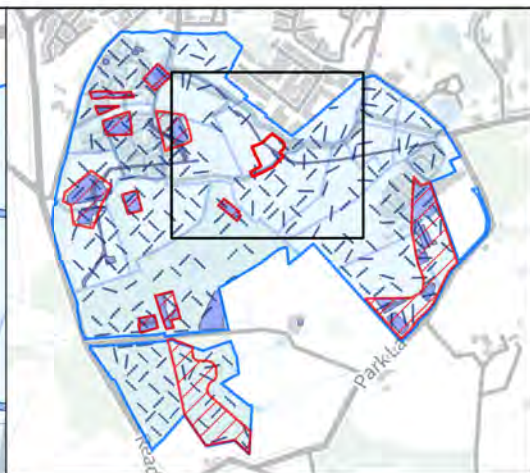
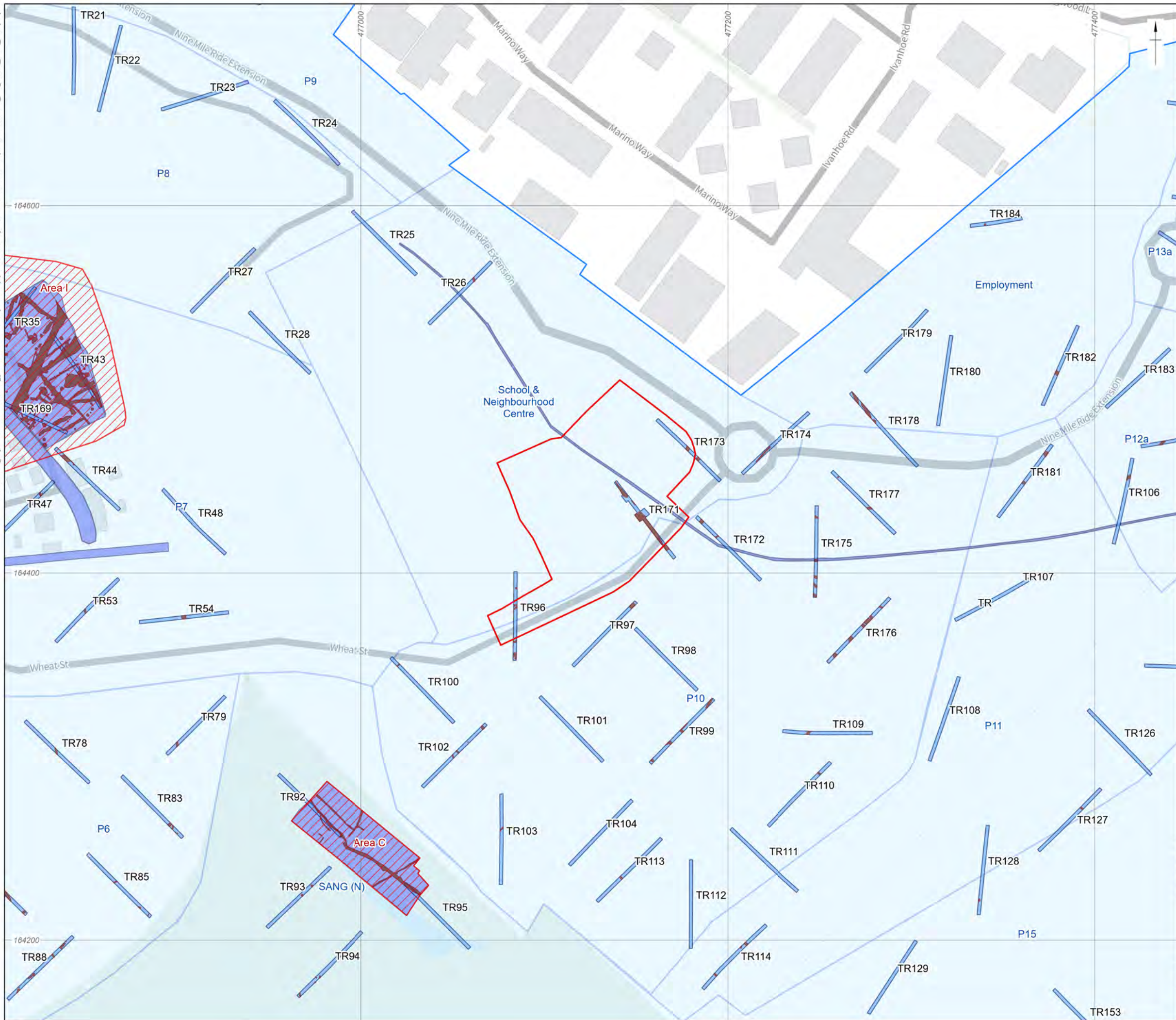
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Figure 2: Geophysical survey within the Site

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



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Figure 3: Archaeological evaluation and mitigation within the Site



## APPENDICES

### Appendix 1: Terminology

#### Glossary

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

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Archaeological interest</b>            | 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.                                                                                                                                                                                                                                                     |
| <b>Conservation (for heritage policy)</b> | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.                                                                                                                                                                                                                                                                                   |
| <b>Designated heritage asset</b>          | 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.                                                                                                                                                                                                                           |
| <b>Heritage asset</b>                     | 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).                                                                                                                     |
| <b>Historic environment</b>               | 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.                                                                                                                                                                      |
| <b>Historic environment record</b>        | 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.                                                                                                                                                                                                                                          |
| <b>Setting of a heritage asset</b>        | 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.                                                                                                      |
| <b>Significance (for heritage policy)</b> | 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              |                  |
|---------------------|-------------------|-----------------------|------------------|
| <b>Palaeolithic</b> | 970,000–10,000 BC | <b>Romano-British</b> | AD 43–410        |
| <b>Mesolithic</b>   | 10,000–4000 BC    | <b>Anglo-Saxon</b>    | AD 410–1066      |
| <b>Neolithic</b>    | 4000–2400 BC      | <b>Medieval</b>       | AD 1066–1500     |
| <b>Bronze Age</b>   | 2400–700 BC       | <b>Post-medieval</b>  | AD 1500–1800     |
| <b>Iron Age</b>     | 700 BC–AD 43      | <b>19th century</b>   | AD 1800–1899     |
|                     |                   | <b>Modern</b>         | 1900–present day |



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