

From: Ellicott, Linden <Linden.Ellicott@reading.gov.uk>
Sent: 05 November 2024 14:45:10 UTC+00:00
To: "Cameron Young" <Cameron.Young@wokingham.gov.uk>
Subject: FW: 242402- "West Court", Park Lane, Wokingham

Hi Cameron
Many thanks for forwarding over the comments.

The planning consultant mentions previous impacts for earlier extensions. I do not believe these prior impacts will have removed all archaeological potential and that there is still a need for mitigation, particularly due to the depth and scope of the groundwork required for the new pool. If they have evidence of significant ground disturbance and truncation of ground surface to the depth required for this development they should produce it, so my recommendation can be reassessed.

Additionally they note the Roman road as historically mapped outside the swimming pool area, however, the course of the Roman road through the application site is not precise on mapping, but an interpolated reflection of a possible course, although it is expected that the road will transverse the site very close to, or even potentially through, the pool area. It is also noted that roadside Roman activity should also be considered a possibility.

I am happy to agree to a Watching Brief recommendation for this development, whereby an archaeologist monitors and records a controlled strip of the development area, however the applicant needs to be aware that, should significant archaeology be found, it may delay their builders schedule. I would advise them to discuss the best approach with their archaeological consultant, and ask their archaeologist to discuss the approach with me, prior to submitting a WSI for these Watching Brief works.

The new wording for a Watching Brief would be as follows:

A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing.

The WSI shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. The programme for post investigation assessment
3. Provision to be made for analysis of the site investigation and recording
4. Provision to be made for publication and dissemination of the analysis and records of the site investigation
5. Provision to be made for archive deposition of the analysis and records of the site investigation
6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.

B) The Development shall take place in accordance with the WSI approved under condition (A).

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved

under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason:

The site lies in an area of archaeological potential, particularly for, but not limited to, Roman remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, an archaeological monitoring and recording exercise in the form of a Watching Brief, on a controlled strip of the area, to the required depth for the development, is likely to represent an appropriate programme of works.

I note that the consultant has suggested the change would remove a pre-commencement condition – the condition wording (A) above requires a WSI to be prepared pre-commencement, so that the method of investigation is controlled. It does not state that the work itself needs to be pre-commencement.

Please get back to me if you require any further assistance or clarification

Kind regards

Linden

Linden Ellicott

Archaeology Officer

Berkshire Archaeology | Economic Growth and Neighbourhood Services

linden.ellicott@reading.gov.uk

0118 937 2939

My usual working pattern is: Mon-Tues-Weds

www.berkshirearchaeology.org.uk

Royal Berkshire Archives

9 Coley Avenue

Reading

RG1 6AF

From: Cameron Young <Cameron.Young@wokingham.gov.uk>

Sent: Thursday, October 31, 2024 4:37 PM

To: Ellicott, Linden <Linden.Ellicott@reading.gov.uk>

Subject: FW: 242402- "West Court", Park Lane, Wokingham

Warning!

For the attention of
RBC, BfC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Linden,

Please see email below regarding your comments and please provide a response.

Kind Regards,

Cameron

Cameron Young
Planning Officer
Wokingham Borough Council
Email: Cameron.Young@wokingham.gov.uk
Telephone: 07871 735954

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk



From: Emily Temple <Emily.Temple@etplanning.co.uk>
Sent: 31 October 2024 13:50
To: Cameron Young <Cameron.Young@wokingham.gov.uk>
Subject: 242402- "West Court", Park Lane, Wokingham

External Email

CAUTION: This is an EXTERNAL EMAIL - STOP & THINK before clicking a link or opening attachments.

Hi Cameron

I've noted the Berkshire Archaeology consultation and spoken with the applicant and wanted to request an alternative condition.

The proposal for a swimming pool is a very minor proposal, where two sides of the hotel around the pool are already 'new' build by the MOD, plus patio. Such works would have already included extensive excavation in this area. Plus there is also a basement in the building already.

Historic maps show the location of the roman road runs under historical part of the building, not this garden area.

Could we therefore change the condition to one which reads along the lines of "if anything is found then works stop immediately to allow for a programme of site investigation or recording". The applicant would also be agreeable to having an archaeologist on site during the works if this provides reassurance.

But either/both optional alternative conditions above would eliminate the need for a pre-commencement condition and allow development to commence on this modest proposal.

Would this be a more proportionate approach to the scale of development and this known site history?

Kind regards

Emily Temple BSc (Hons) MSc MRTPI
Executive Director and Founder | ET Planning



CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability
200 Dukes Ride, Crowthorne, RG45 6DS | 01344 508048
emily.temple@etplanning.co.uk
www.etplanning.co.uk

ET Planning is the trading name of ET Planning Ltd. Registered in England and Wales Company No. 10646740

This email and any attachment is intended for the exclusive use of the addressee only. If you are not the intended recipient you should not use the contents nor disclose them to any other person. If you have received this message in error please notify the sender immediately.

From: Cameron Young <Cameron.Young@wokingham.gov.uk>
Date: Thursday, 24 October 2024 at 10:49
To: Emily Temple <Emily.Temple@etplanning.co.uk>
Subject: EXTERNAL 242402- "West Court", Park Lane, Wokingham

Dear Emily,

Please find attached WBC Built Heritage and Berkshire Archaeology response.

Kind Regards,

Cameron

Cameron Young
Planning Officer
Wokingham Borough Council
Email: Cameron.Young@wokingham.gov.uk
Telephone: 07871 735954

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk



DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

DISCLAIMER You should be aware that all e-mails received and sent by this Council are subject to the Freedom of Information Act 2000 and therefore may be disclosed to a third party. (The information contained in this message or any of its attachments may be privileged and confidential and intended for the exclusive use of the addressee). The views expressed may not be official policy but the personal views of the originator. If you are not the addressees any disclosure, reproduction, distribution, other dissemination or use of this communication is strictly prohibited.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.