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07 April 2025

Our Ref: 40442

Planning Portal Ref: PP-13837204

Dear [REDACTED]

**Submission of Discharge of Condition Application – Conditions 25 and 44
Phase 2b, Parcel R10 of the South Wokingham Strategic Development Location**

On behalf of our clients, Miller Homes (“the Applicant”), we write to formally submit details to discharge Conditions 25 and 44 pursuant to full planning permission reference 191068.

Condition 25(i) and (ii) states:

i) Prior to commencement of development in each phase, or any demolition or development works commencing on site, a programme of archaeological work for that phase, to include a Written Scheme of Investigation, shall be submitted to and approved in writing by the local authority. The scheme shall include an assessment of significance and research questions, methodologies for site investigation and recording, a programme for post-investigation assessment and analysis, and provision for publication of results and archiving. The approved scheme shall be implemented either prior to reserved matters, or phased following consent, as agreed in writing with the local planning authority.

ii) No demolition or development shall take place other than in accordance with the Written Scheme of Investigation approved under i) above.

The Clients archaeological consultant is in separate discussions with the Wokingham Borough Councils archaeological officer to agree the WSI specific to this parcel. Once this is agreed the final report can be uploaded to this application.

Condition 44a states:

No development other than that required to be carried out as part of an approved scheme of remediation shall take place in each phase of the development until conditions a-d (below) have been complied with. If unexpected contamination is found after development has begun that is not addressed by the methodology detailed within the approved remediation scheme, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until d) has been complied with in relation to that contamination.

a) *Site Characterisation*

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;*
- (ii) an assessment of the potential risks to:*

- *human health,*
- *property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,*
- *adjoining land,*
- *groundwaters and surface waters,*
- *ecological systems,*
- *archaeological sites and ancient monuments;*

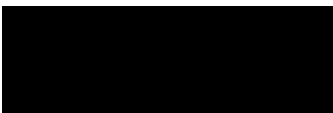
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).*

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

The enclosed Geo-environmental technical note confirms that the site requires no remediation. As no remediation is required, part b and c of the condition are not applicable.

I trust this information is acceptable and that the application can be registered and validated without delay. If you have any questions on any of the information, please do not hesitate to contact me.

Yours sincerely



Stefania Petrosino MRTPI
Principal Planner