

Emy Circuit -Delivery Manager (South Wokingham & Wokingham Town Centre)
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1WR

Planning Portal Reference: PP-13253210

Lanpro Project Number: 4977/P

18 July 2024

Dear Emy,

Application for Approval of Details Reserved by Condition Pursuant to Planning Permission Reference: 192928. Construction of the South Wokingham Distributor Road ('SWDR') at Land South of Wokingham, East of Finchampstead Road and West of Waterloo Road, Wokingham

Lanpro Services Limited ('Lanpro') acts on behalf of the applicant, Wokingham Borough Council ('WBC') in respect of the SWDR. On behalf of WBC, please find enclosed an application (Planning Portal reference PP-13253210) for the re-discharge of Condition 17 (Archaeological Written Scheme of Investigation (WSI)) pursuant to planning permission reference 192928 which relate to the Site.

Context

Full planning permission reference 192928 was granted by WBC on 24 May 2021 for the construction of the South Wokingham Distributor Road (SWDR) which provides a link between Finchampstead Road and Waterloo Road, including a link to Heathlands Road. According to the Decision Notice, the planning permission was subject to 29no conditions, 16no of which are considered to be pre-commencement conditions.

A number of the pre-commencement conditions have already been discharged under application references 213417, 213430, 213441, 213554 and 213995.

Acceptable details have been submitted in relation to Conditions 3 (definition of enabling works), 4 (phasing), 9 (AIA), 10 (removal of vegetation), 21 (connections to the drainage system) and 22 (exceedance routes).

Previous details provided to comply with the requirements of Condition 17 (Archaeological Investigation) were considered acceptable under discharge of condition application reference 213430. However, since the discharge of Condition 17, it has since been determined, in consultation with the Principal Archaeologist at Berkshire Archaeology, that a stage of evaluation trenching is proposed instead of the previously approved methodology. This application therefore seeks to re-discharge Condition 17 pursuant to planning

permission reference 192928 on the basis of a Written Scheme of Investigation (WSI) provided by Wessex Archaeology.

Discharge of Condition 17 Pursuant to the Planning Permission

The full wording of Condition 17 is as follows:

No development shall commence until a programme of archaeological work (which may comprise more than one phase of work) has been implemented in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the local planning authority.

Reason: it is known that the site is likely to contain archaeological remains and further investigation is required to allow preservation and recording of any archaeological features or artefacts before disturbance by the development in accordance with National Planning Policy Framework Section 16 (Conserving and Enhancing the Historic Environment), Core Strategy policy CP3 and Managing Development Delivery Local Plan policy TB25. Details are required prior to commencement to ensure appropriate mitigation of any impacts on archaeology arising from construction works.

The Written Scheme of Investigation (WSI) for Archaeological Evaluation provided in support of the submission includes detailed information to address the criteria outlined in Condition 17.

The WSI outlines the aims and objectives of the archaeological evaluation, and the methods, and standards that will be employed. Our position is that the WSI provides sufficient information to enable the Local Planning Authority to re-discharge Condition 17.

Application Contents

Please find enclosed an application for the approval of details reserved by Condition 17. The application comprises:

- ✓ Completed Application Form
- ✓ Application Fee
- ✓ This Covering Letter
- ✓ Written Scheme of Investigation for Archaeological Evaluation (WSI) [document reference 295080.01 July 2024], prepared by Wessex Archaeology

We trust the enclosed documents are in order and sufficient for this discharge of condition application to be registered. If you require anything further, please do not hesitate to contact me.

Yours sincerely,

Ben Borthwick

Associate Director of Planning

