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Mark Croucher
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

22nd July 2024

Dear Mark,

**SUBMISSION OF DETAILS TO DISCHARGE CONDITION 6 (PART II)
(ARCHAEOLOGICAL POST INVESTIGATION ASSESSMENT) PURSUANT TO
PLANNING PERMISSION REF: 210179 AT SAND MARTINS GOLF CLUB,
FINCHAMPSTEAD ROAD, WOKINGHAM, RG40 3RQ**

On behalf of our client, Sand Martins Golf Club Ltd, we enclose an application requesting the approval of details required to discharge Condition 6 (Part ii) of Full Planning Permission (210179). Permission was granted on 3rd September 2021 for the following:

“Full Planning application for the proposed part single, part two storey side/rear extension to existing clubhouse, erection of a detached Hotel Building comprising 39no. bedrooms, function rooms, kitchen and staff room, with car parking, servicing, associated landscape enhancements and an electrical sub-station.”

Condition 6 requires that:

“No development shall take place within the application area until the applicant, their agents or successors in title have secured and implemented a programme of archaeological field evaluation in accordance with a written scheme of investigation, which has been submitted by the applicant and approved in writing by the Local Planning Authority. The results of the evaluation will inform the preparation of a mitigation strategy which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development. The mitigation strategy will provide for:

- i. A programme of site investigation and recording, or alternative appropriate mitigation, within the area of archaeological interest. Development will not commence within the area of archaeological interest until the site investigation has been satisfactorily completed.*
- ii. A programme of post investigation assessment, analysis, publication, dissemination and archiving. This part of the condition shall not be discharged until these elements of the programme have been fulfilled in accordance with the programme set out in the WSI or unless otherwise agreed in writing by the Local Planning Authority.”*

Part i) of Condition 6 was discharged on 25th November 2022, pursuant to the application Ref: 223049. This application therefore seeks the discharge of Part ii) of Condition 6 only.

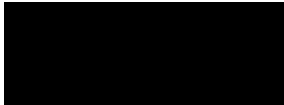
The following documents have been submitted in support of the application, via the Planning Portal:

- Application Form (prepared by Carter Jonas); and
- Archaeological Evaluation (prepared by RPS Group).

The planning application fee of £145 (excluding the portal service fee) has been submitted to the Council via the Planning Portal.

We hope this application can be validated swiftly and a positive decision to approve these details will be forthcoming. Should you have any questions, please do not hesitate to contact myself or my colleague Christopher Collett (christopher.collett@carterjonas.co.uk).

Yours sincerely



Ralph Elliott
Senior Planner
Carter Jonas on behalf of Sand Martins Golf Club

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