

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

14th April 2025

Planning Portal Reference: PP-13936893
Lanpro Project Number: 4977/P

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 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-13936893) for the partial discharge of Condition 17 (Archaeological Written Scheme of Investigation) 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 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 these conditions have already been discharged under application references 213417, 213430, 213441, 213554, 213995, 240376, 240518, 240672, and 241843.

Details previously submitted to address the requirements of Condition 17 were deemed acceptable under discharge of condition application ref. 241843, through which a Written Scheme of Investigation (WSI) was approved on 12 August 2024. The Decision Notice for that application is included in

Appendix 1.

The approved WSI proposed trial trenching across 8 of the 14 identified mitigation areas. However, 6 areas could not be accessed at the time. Since then, access issues have been resolved, and archaeological evaluation is now proposed in these remaining areas.

This application therefore seeks the partial discharge of Condition 17 pursuant to planning permission ref. 192928.

The following applications for discharge of conditions pursuant to planning permission reference 192928 are also currently under consideration with the Council:

- Application reference 242879: Conditions 3 (Definition of Enabling Works), and 4 (Phasing);
- Application reference 242838: Conditions 5 (Levels), and 6 (Detailed Design of Roads);
- Application reference 242645: Conditions 7 (Detailed Design of the Road-Bridge over the Emm Brook), 8 (Emm Brook Bridge Materials), and 16 (Lighting);
- Application reference 242837: Conditions 9 (Tree Protection), and 11 (Arboricultural Method Statement);
- Application reference 250018: Condition 14 (Assessment of Construction Impacts);
- Application reference 242531: Conditions 19 (Drainage Strategy), 20 (SuDS Details), 21 (Drainage Connection Points), 22 (Exceedance Flows), and 23 (SuDS Management and Maintenance Plan);
- Application reference 242535: Condition 24 (CEMP); and
- Application reference 243212: Condition 29 (Employment Skills Plan).

Discharge of Condition 17 (Written Scheme of Investigation) 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.”

This application seeks to partially re-discharge Condition 17, specifically in relation to the additional proposed archaeological works within the remaining six mitigation areas, as outlined in the following documents:

- Written Scheme for Investigation for Archaeological Strip, Map and Sample Excavation (reference: 295082.01, April 2025);
- Addendum of Written Scheme of Investigation for Archaeological Evaluation (reference: 295083.01, April 2025); and
- Risk Assessment and Method Statement for Archaeological Evaluation (reference: 295083.02, April 2025).

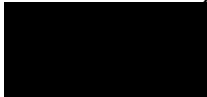
Application Contents

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

- Completed Application Form;
- Application Fee;
- This Covering Letter;
- Condition 17:
 - Written Scheme for Investigation for Archaeological Strip, Map and Sample Excavation (reference: 295082.01, April 2025);
 - Addendum of Written Scheme of Investigation for Archaeological Evaluation (reference: 295083.01, April 2025); and
 - Risk Assessment and Method Statement for Archaeological Evaluation (reference: 295083.02, April 2025).
- Appendix 1 – 241843 Decision Notice.

We trust that the above and enclosures are in order and sufficient for this discharge of condition application to be registered. If you require anything further or would like to discuss the submitted details in more detail, please do not hesitate to contact me in the first instance.

Yours sincerely,



Guoda Vaitkeviciute

Associate Planner

Enc. Discharge of Condition Application