

Our Ref: NE/26/01/094

Site Address: GTO House, Floral Mile, Wokingham RG10 9ES
Planning ref: 250452

21 April 2026

To Whom it May Concern,

Wokingham Borough Council has granted planning permission for the proposed erection of a workshop including associated storage, landscaping and hardstanding, following the demolition of existing building (planning ref: 250452) at the above site. Cotswold Archaeology (CA) was contacted to help discharge condition 13.

13. No development shall take place within the application area until the applicant has secured the implementation of a programme of archaeological works, in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the Planning Authority.

Reason: The site lies within an area of archaeological potential; the Condition will ensure the satisfactory mitigation of any impacts upon buried archaeological remains in accordance with national and local planning policy.

There were several earlier versions of this application where originally a similar condition appears to have been imposed, though there does not seem to be any record of any initial consultation between Berkshire Archaeology and the LPA. However, the most recent application proposes a reduction in both scope and impact.

Berkshire Archaeology, the archaeological advisors to Wokingham Borough Council were contacted for advice by CA regarding the scope of archaeological works for the new planning condition and previous guidance given. In correspondence dated 27 January 2026 (appended) it was confirmed that based on the current works suggested (predominately over areas of existing hard standing) an archaeological investigation would no longer be required.

We hope this is sufficient for your records.

Kind Regards,



Niomi Edwards
Project Manager, BSc. (Hons), MSc, ACIfA

From: Ellicott, Linden
Sent: 27 January 2026 16:30
To: Niomi Edwards
Subject: RE: GTO House, Floral Mile, Wokingham RG10 9ES

Hi Niomi

I have reviewed this application along with the previous ones dealt with by Roland. It appears that he responded to an earlier version of the application 190063, but I have no record of any subsequent consultation with us from the LPA, despite the condition being applied to later applications, including this latest 250452, condition 13.

Originally the condition appears to have been imposed due to proposed ground reduction and wider site impacts prior to the 2019 applications (2014/2017). However, the proposed reduction in both scope and impacts of the 190063 application - which were largely limited to the one big storage building adjacent to the main house – led to Roland recommending that the new scope, predominately over areas of existing hardstanding, would no longer require archaeological investigation.

I have reviewed the current application and can see no reason to alter this advice. Therefore, I believe that archaeological investigation should not be required if the proposal remains as it currently stands. If there should be significant changes to impacts however, (eg sunken floor, or development over other areas of the site) then this advice will need to be reassessed.

I will advise the LPA as to my assessment of this case. However, I am unable to advise you or your client as to how the LPA will deal with this, and it may be that admin is required to discharge the condition.

Kind regards
Linden

Linden Ellicott MSc(Oxon)
Archaeology Officer
Berkshire Archaeology | Economic Growth and Neighbourhood Services

My usual working pattern is: Mon-Tues-Weds

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