

Date: 01 December 2025
Application: 252780



WOKINGHAM
BOROUGH COUNCIL

Mr Joe Brown

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Dear Mr Joe Brown,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 241567**

Application Number: 252780

Applicant Name: Mr Joe Brown

Site Address: Land East of Longwater Road, Finchampstead, RG40 3TS

Proposal: Application for submission of details to comply with the following condition of planning consent 241567 dated 29/09/2025. Condition 20 relates to archaeology.

Condition 20 of planning permission 241567 states:

Archaeology WSI - A) No development shall take place/commence until a programme of archaeological work, including a Written Scheme of Investigation (WSI) has been submitted to, and approved by, the local planning authority in writing. The WSI shall include an assessment of significance and research questions; and:

- 1. The programme and methodology of site investigation and recording*
- 2. The programme for post investigation assessment*
- 3. Provision to be made for analysis of the site investigation and recording*
- 4. Provision to be made for publication and dissemination of the analysis and records of the site investigation*
- 5. Provision to be made for archive deposition of the analysis and records of the site Investigation*
- 6. Nomination of a competent person or persons/organisation to undertake the works set out within the WSI.*

B) The Development shall take place in accordance with the WSI approved under condition (A). The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the WSI approved under condition (A) and the provision made

for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

Consultations have been undertaken with Berkshire Archaeology. The revised Archaeological Evaluation document (V2, Nov 2025) lays out a satisfactory method of investigation and therefore, the WSI can be accepted. However, as the works described within the WSI and the reporting on these works have not yet been completed, the condition is only able to be discharged in part.

The condition can be fully discharged once the entirety of the requirements of condition 20 have been satisfied. As per condition 20, the development shall not become operational until site investigation and post investigation assessments have been completed in accordance with the programme set out in the approved WSI and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Yours sincerely,
Development Management & Compliance



Authorised by:

Condition	Plan Number/Report Details	Date Received	Comments
Condition 20 (Archaeology)	Written Scheme of Investigation: Archaeological Evaluation – Tetra Tech, Ref. 794-PLN-HER-01988 V2, dated November 2025	25 November 2025	The details submitted are hereby acceptable. However, the condition will only be deemed to be fully discharged when the entirety of the requirements of condition 20 have been satisfied. As per condition 20, the development shall not become operational until site investigation and post investigation assessments have been completed in accordance with the programme set out in the approved WSI and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.