

Berkeley Homes (Oxford & Chiltern) Ltd.
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Frances Martin
Executive Director for Economic Growth
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Our Ref: 221105

Your Ref: PP-11432726-v1

e-mail: Jonathan.Markwell@reading.gov.uk

8 December 2022

Your contact is: Mr Jonathan Markwell, Planning

Dear Berkeley Homes (Oxford & Chiltern) Ltd.,

TOWN AND COUNTRY PLANNING ACT 1990

Application Reference: 221105

Application type: Approval of Conditions

Address: 55 Vastern Road Reading RG1 8BU

Proposal: Partial discharge of condition 11 (archaeological evaluation) of planning permission 200188, as allowed on appeal (Ref: APP/E0345/W/21/3276463) on 17/03/2022.

I refer to the above application to partially discharge planning permission condition 11 and respond as follows:

Condition 11

As per correspondence during the course of the application (your letter Ref L.448.003.EE.A dated 15/08/2022, as received 19/08/2022, and email correspondence dated 02/12/2022 and 08/12/2022), this application seeks to partially discharge condition 11, with those elements applied for highlighted in **green** below, and those not applied for or forming part of this application highlighted in **red** below.

No development, other than demolition to ground level and excluding the breaking up and removal of floor slabs, foundations and other below ground obstructions, 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 (if required) which will be submitted to and approved in writing by the Local Planning Authority. The provision of the approved mitigation strategy will be completed prior to the commencement of the development.

With the above in mind, the archaeological details, as shown on the following:

Archaeology Mitigation Statement by Foundations Archaeology dated 22/07/2022, as received 27/07/2022

Geoarchaeological Fieldwork and Deposit Model Report by Quest Ref NGR:SU 71560 74130 Version 1 dated 09/06/2022, as received 27/07/2022

Geoarchaeological and Palaeoenvironmental Assessment Report by Quest Ref NGR:SU 71560 74130 Version 1 dated 10/10/2022, as received 02/11/2022

55 Vastern Road, Reading, Berkshire: Written Scheme of Investigation for an Archaeological Mitigation by Foundations Archaeology, Ref VRR22 V1.1, dated 16/11/2022, as received 01/12/2022

are approved pursuant to the partial discharge of condition 11, as per the component parts of the condition highlighted in green above.

A future separate approval of details submission will be required to be submitted and approved in writing in due course (related to the component parts of the condition highlighted in red above) prior to this condition being fully discharged.

The above condition, where a submission is required and has been provided, shall have been considered to have been discharged, providing that the development is undertaken in accordance with the approved details.

Please note that it is the responsibility of the developer to ensure that all relevant conditions are complied with during the construction and/or subsequent use of the development.

Should you wish to discuss this matter further, please contact me by email or the direct line as above.

Yours sincerely

Jonathan Markwell

Mr Jonathan Markwell
Principal Planning Officer