

From: Smith, Roland <Roland.Smith@reading.gov.uk>
Sent: 26 March 2020 10:39
To: Markwell, Jonathan <Jonathan.Markwell@reading.gov.uk>
Cc: Smith, Roland <Roland.Smith@reading.gov.uk>
Subject: Planning Application 200188 - 55 Vastern Road, Reading

Dear Jonathan,

Re: Planning Application 200188 - 55 Vastern Road, Reading

Thank you for consulting Berkshire Archaeology regarding the above application. I have previously responded to you in relation to a pre-application enquiry for this site and the archaeological desk-based assessment (CgMs, March 2019) submitted with that enquiry is now submitted with the current application.

Having reviewed the application documentation, my previous comments remain valid and I reiterate the main points as follows.

CgMs' archaeological desk-based assessment is a fair and reasonable assessment of the site's archaeological potential, namely it has some potential to contain prehistoric deposits and remains that will be impacted by the development proposal. However the site has undergone considerable past development which will have had some impact on below ground deposits.

Further archaeological investigation is therefore merited but can be undertaken post-consent if the proposal is permitted. The following condition is therefore recommended:

'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 which will be submitted by the applicant and approved in writing by the Local Planning Authority prior to the commencement of the development'.

The condition will ensure the mitigation of the impacts of the development on buried archaeological remains so as to record and advance our understanding of any heritage assets to be lost in accordance with national and local planning policy.

As regards field evaluation, CgMs recommends a staged programme of investigation commencing with geo-archaeological investigations and concluding with targeted trial trenching. This remains an appropriate strategy. The field evaluation will establish if there are any areas of archaeological interest that require further investigation either prior to or during development and which will be subject to a mitigation strategy for agreement with the Local Planning Authority. If no areas of archaeological interest are identified, no further investigation will be required.

I trust that this is satisfactory. Please do not hesitate to contact me if you would like to discuss this further.

Regards,

Roland

Roland Smith
Archaeology Officer
Berkshire Archaeology