

Our Ref: 07C400468

Your Ref: 213610

May 13, 2026

FAO Helen Maynard
Wokingham Borough Council
(submitted via Planning Portal)

Dear Helen

Discharge of Conditions 8 (Landscape), and 10 (Tunnel Details)

In relation to Planning Permission 213610 for Construction of Estate Management Buildings and associated works.

At the Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Please find enclosed details to enable discharge of the above conditions on behalf of my client Imperium Trust Company. The application has been submitted under the planning portal reference PP-14946607.

The below table provides the wording of the relevant condition as per the Decision Notice, together with a schedule of information provided for approval.

I have also attached a separate schedule covering a breakdown of the Landscape Condition requirements, highlighting the drawings that respond to each requirement.

Con.	Wording	Submitted information
8	<i>Detailed Landscaping - No development shall take place until full details of both hard and soft landscape works (in accordance with the Landscape Masterplan 051_1101) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate</i> <i>a) scheme drawings</i> <i>b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre</i> <i>c) profiles and construction details of ponds and lakes</i> <i>d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate</i> <i>e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all</i>	<u>EMB Specific Details</u> • PC-BHS-ZZ-XX-DR-L-0102 Estate Management and Amphitheatre • PC-BHS-ZZ-XX-DR-L-0603 Estate Management and Amphitheatre <u>Site-wide Landscape Scheme as approved under Main House Discharge 252086</u> • 0772 -2025-03-19 Landscape specification • 0772 2-02 250324 Summary Report • PC-BHS-ZZ-XX-DR-L-0301 Amphitheatre Plan and Section • PC-BHS-ZZ-XX-DR-L-0401 Wider landscape planting-haha-mounds

	construction works such as paths, bridges and retaining walls f) hard landscaping materials including samples g) minor artefacts and structures including specifications for the product and installation.	• PC-BHS-ZZ-XX-DR-L-4000 Wider landscape, trees, and hedges • PC-BHS-ZZ-XX-DR-L-2001 Wider Site Road • PC-BHS-ZZ-XX-DR-L-0300 Lake sections 1 – 3 • PC-BHS-ZZ-XX-DR-L-0301 Amphitheatre Plan and Section • PC-BHS-ZZ-XX-DR-L-2000 Fencing, gates and deer grid plan • PC-BHS-ZZ-XX-DR-L-6000 Fencing, gates and deer grid details
10	<i>Tunnel Details - Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.</i>	• PC-BHS-ZZ-XX-DR-L-0102 Estate Management and Amphitheatre • PC-BHS-ZZ-XX-DR-L-0301 Amphitheatre Plan and Section (as approved under Stowdes Main House Discharge 252086) • Tunnel Section • Tunnel Spec Pack • Tunnel Layout As Approved for information

(Note: to be supplemented by NMA if required by LPA)

This application is accompanied by the application forms and the requisite fee of £309.00 (inc VAT).

If you require any further information or wish to discuss this discharge of conditions application, please do contact me, or my colleague Janet Jones (janet-sarah.jones@avisonyoung.com).

We look forward to receiving confirmation of validation of the application.

Yours Sincerely



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For and on behalf of Avison Young (UK) Limited

Condition Discharge – Permission 213610

Condition 8

EMB Red line site Details

1	General Arrangement			
	EMB			
	PC-BHS-ZZ-XX-DR-L-0102	Estate Management and Amphitheatre	C	Plan showing detailed material treatments and planting specifications - References corrected, additional trees added at consultee request
	PC-BHS-ZZ-XX-DR-L-0603	Estate Management Landscape Details	B	Showing gate and wall elevations, and raised planter details

	Denotes details approved in relation to Main House Discharge of Condition application 252086 (Original Main House Permission 213587)
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Full Condition requirements (including site-wide elements already approved under the Main House Landscape Condition)

2	EMB Condition 8 Detailed Landscaping		
	<i>Detailed Landscaping - No development shall take place until full details of both hard and soft landscape works (in accordance with the Landscape Masterplan 051_1101) have been submitted to and approved in writing by the local planning authority and these works shall be carried out as approved. The details shall include, as appropriate</i>		
	<i>a) scheme drawings</i>		All relevant drawings
	<i>b) proposed levels, contours and mounding including construction of Ha-Ha and amphitheatre</i>		- PC-BHS-ZZ-XX-DR-L-0301 Rev A Amphitheatre Plan and Section - PC-BHS-ZZ-XX-DR-L-0401 Rev C Wider landscape planting-haha-mounds
	<i>c) profiles and construction details of ponds and lakes</i>		PC-BHS-ZZ-XX-DR-L-0300 Rev B Lake sections 1 – 3

d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate		• PC-BHS-ZZ-XX-DR-L-0102 Rev C Estate Management and Amphitheatre
e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls		• PC-BHS-ZZ-XX-DR-L-4000 Rev C Wider landscape, trees, and hedges
f) hard landscaping materials including samples		• 0772 -2025-03-19 Landscape specification
g) minor artefacts and structures including specifications for the product and installation.		• 0772 2-02 250324 Summary Report
		• PC-BHS-ZZ-XX-DR-L-0603 Rev B Estate Management and Amphitheatre
		• PC-BHS-ZZ-XX-DR-L-2001 Wider Site Road
h) all boundary treatments, and other means of enclosure or controlling access such as gates, bollards and vehicle restraint systems, which shall include consideration of ecological permeability		• N/A
i) measures required for ecological mitigation and biodiversity net gain.		• PC-BHS-ZZ-XX-DR-L-2000 Rev B Fencing, gates and deer grid plan
		• PC-BHS-ZZ-XX-DR-L-6000 Rev A Fencing, gates and deer grid details
Any trees or plants which, within a period of five years after planting, are removed, die or become seriously damaged or defective, shall be replaced in the next planting season with others of species, size and number as originally approved and permanently retained.		• PC-BHS-ZZ-XX-DR-L-0401 Rev C Wider landscape planting-haha-mounds
		compliance

FOR INFORMATION				
Other Estate Details For Information – Approved Under Separate DOC Applications				
4	Main House (DOC 252086)	Approved	Rev	
	Garden / Curtilage			
	PC-BHS-ZZ-XX-DR-L-0101	Main house	B	These documents cover the red-line curtilage of the house, including layout, planting specifications, and sections of hard features.
	Main House Sections			
	PC-BHS-ZZ-XX-DR-L-0402	Main house soft landscape section 1	A	
	PC-BHS-ZZ-XX-DR-L-0403	Main house soft landscape section 2	A	
	Main House Hard Details			
	PC-BHS-ZZ-XX-DR-L-0601	Hard details-Main house-Paving and details	B	
	PC-BHS-ZZ-XX-DR-L-0602	Hard details-Main house-moat and rills	B	
	Site Wide			
	Spec Documents			
	0772 2-02 250324	Summary Report	A	Including material specifications and photography
	0772 -2025-03-19	Landscape specification	A	List of detailed materials and planting specifications including installation and management procedures
	Feature Details			
	PC-BHS-ZZ-XX-DR-L-0300	Lake sections 1 – 3	B	Provides sections and planting details for the lake/ponds <i>-Updated to clarify lake edge section location</i>
	PC-BHS-ZZ-XX-DR-L-0301	Amphitheatre Plan and Section	A	<i>New Drawing - Extracted from EMB curtilage plan as a separate feature detail.</i>
	PC-BHS-ZZ-XX-DR-L-0401	Wider landscape planting-haha-mounds	C	Includes sections of landscape features, including mounds, lavender field, and Haha, plus locations and planting schedules for chalk meadows and lavender field <i>-Minor updates to remove temporary parking area adj gatehouse for clarity</i>
	Other Site Details			
	PC-BHS-ZZ-XX-DR-L-2000	Fencing, gates and deer grid	B	Showing locations of fence lines and gates on Estate Plan <i>-Minor update to remove temporary parking area adj gatehouse for clarity</i>
	PC-BHS-ZZ-XX-DR-L-2001	Wider Site Road	B	Showing proposed additional surfacing on Estate Plan

				-Minor update to remove temporary parking area adj gatehouse for clarity
	PC-BHS-ZZ-XX-DR-L-4000	Wider landscape, trees, and hedges	C	Showing detailed tree planting specifications on Estate Plan -Minor update to remove temporary parking area adj gatehouse for clarity
	PC-BHS-ZZ-XX-DR-L-6000	Fencing, gates and deer grid	A	Elevations / Details of Estate fencing and gates
