

Date: 9 July 2026
Application: 261579



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 261579

Applicant: Imperium Trust Company

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Parish: Wargrave

Grid Reference: Easting - 478877, Northing - 181717

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 252489 dated 01.07.2026. Condition 6 relates to drainage details, 14 to tunnel details, 16 to excavated material management plan, 17 to radon protection measures.

Case Officer: Helen Maynard

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261579. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **30 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261579
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 252489 dated 01.07.2026. Condition 6 relates to drainage details, 14 to tunnel details, 16 to excavated material management plan, 17 to radon protection measures.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The radon protection strategy for the proposed basement development proposes installation of a Newton 508R cavity drain membrane together with provision for a Newton Prestige Air Curtain (PAC) system and post-construction UKHSA-approved 90-day radon monitoring. The submitted details also provide for activation of the PAC system should monitoring identify radon concentrations at or above the UK Action Level.

The approach is considered broadly acceptable and is consistent with the requirements of the planning condition which seeks the submission of a radon protection scheme and verification that post-construction radon levels are below the national action level.

Environmental Health therefore raises no objection to discharge of the radon protection condition, subject to the Local Planning Authority being satisfied that:

1. The radon protection measures are installed in full accordance with the submitted scheme and manufacturer's specifications.

2. Post-construction radon testing is undertaken using an appropriate UKHSA-approved methodology.
3. Evidence of the monitoring results and any subsequent commissioning of the PAC system, where required, is submitted to the Local Planning Authority prior to first occupation in accordance with the condition wording.

Environmental Health has not reviewed the technical acceptability of the drainage strategy, tunnel design or excavated material management plan, which fall outside this consultation response.

Conditions & Reasons (if required)			
Date:	28.07.2026	Signed:	<i>K.Pates</i>