



Planning Statement

Revised proposals for the **Staff Village (ancillary accommodation)**, located within the Walled Garden at the Strowdes Estate, Culham Lane, Remenham

June 2026

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For and on behalf of Avison Young (UK) Limited

1. Introduction

- 1.1 This planning statement is submitted by Avison Young on behalf of Imperium Trust Company ('the Applicant'), the owner of the Stowdes Estate, Culham Lane, Remenham ('the site').
- 1.2 The full planning application covers:
- "Construction of 3no. single storey staff residential units (ancillary to the Stowdes Main House), a greenhouse and toolshed, together with landscape and access works."*
- 1.3 The application site is located in the southern corner of the wider Stowdes Estate, within the existing walled garden, close to the junction between Kenton's Lane and Wargrave Road.
- 1.4 Proposals are submitted in the context of the recent planning permission (ref. 240847) for the construction of 4no. ancillary residential units inside the walled garden, granted in September 2024. They effectively constitute a revised proposal for this element of the Estate.
- 1.5 The proposals cover a reconfiguration of the accommodation, a series of refinements to the layout, architecture and landscape treatment, together with refinements to the access arrangements that connect the site to the surrounding Estate and the access point off Kenton's Lane.

Site Context

- 1.6 The Stowdes Estate is set within the wider historic Park Place Estate, which extends over a large area to the north-west, towards White Hill. Stowdes benefits from five recent planning consents obtained by the previous owner between 2023 and 2024 (see below table), which sought to create a self-contained masterplanned private residential estate including a main house and several ancillary buildings, in line with earlier planning permissions dating from 2008 as part of a programme of enhancements to Park Place. Other new private Estates have also been established within Park Place, including Hamilton to the west.

Area	Ref	Location
Main House	213587	sited centrally within the Estate
Ancillary Gatehouse	213588	to the north of the Estate
Estate Management Building	213610	close to the eastern boundary with Kentons Lane
Staff Village Complex	240847	within the existing walled garden at the southern corner of the site
Riverside Buildings	240832	within the south-western part of the estate, west of Wargrave Road.

- 1.7 This application is a revision to the ancillary staff accommodation and is tied to the permission for the Main House.
- 1.8 The new owner and design team are aiming to provide an enhancements to the previously permitted scheme, in terms of architecture, landscape, and biodiversity, while also ensuring that proposals are both deliverable in the short-term, and operationally fit for purpose in the long-term.
- 1.9 Proposals across the Estate, including those subject to this application, are therefore being advanced as refinements and evolutions of the previous proposals, rather than wholesale changes.

Application Scope

- 1.10 As a result, proposals seek to maintain the overall approach established by the recent planning permissions for ancillary accommodation at the Estate. The amended proposals will still create accommodation which is functionally linked to the use and operation of the wider estate and ancillary to the main house.
- 1.11 The Applicant is seeking to refine the design to create high-quality, comfortable and long-term accommodation for staff, and in some cases their families, that is integrated within a working productive garden. The accommodation will be highly sustainable and allow staff to live and work in the same location.
- 1.12 Continuity is provided by: the same proposed land use, a similar configuration of single storey built form within the walled garden, comparable scale and massing parameters, similar access and parking arrangements, and adopting the same approach to environmental constraints, to minimise impacts on existing trees and habitat features.
- 1.13 Beyond these core similarities, this revised application proposes the following changes with reference to the permission 240847 approved in 2024:

Proposed Amendments

- **Rationalisation of built form** to reconfigure the ancillary accommodation into three, rather than four units, providing more flexibility and better suiting the needs of the Estate.
- **Enhanced Design, architectural detailing, and materials choices**, to better integrate the proposals with the surrounding context.
- **Re-establishment of a working and productive kitchen garden**, that can make a sustainable contribution to produce availability at the Estate
- **Re-establishment of north-eastern section of the garden wall** to better reflect historic arrangement, and reduce visual impact of the accommodation
- **Minor reconfiguration of parking and access provision** to incorporate emergency fire access requirements
- **Integration of orchard and woodland planting** outside of the garden to satisfy statutory BNG requirement

- 1.14 These proposed changes are highlighted within the accompanying design documentation, and assessment reports, and are discussed further in subsequent sections. Overall, it is considered that the proposed changes have neutral to positive impacts on planning considerations,
- 1.15 In terms of visual impact (relevant to landscape character and Green Belt openness), and spatial impact on Green Belt openness, the proposals provide a minor uplift in volume over the 2024 iteration of the scheme.
- 1.16 However, important context is the reduction in massing of the accommodation, with the overall volume uplift being as a result of a greenhouse to supplement the working garden, and open sided, timber buggy stores. The proposal is therefore considered to have no material impact on green belt openness, over and above the 2024 permitted scheme.
- 1.17 The site is located immediately outside of the designated Park Place Registered Park & Garden (RPG), and therefore could theoretically influence the setting of the heritage asset. The accompanying heritage assessment confirms that the proposals would not result in any harm to the significance of the asset through the change to its setting. It also identifies more substantial benefits than the 2024 scheme (restoration of garden wall, re-instatement of working garden use).

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- 1.18 The submitted LVA also confirms that the proposals will not result in any material impacts on the openness of the lower parkland, or the RPG, principally due to it's position within a low level and heavily screened portion of the Estate.
- 1.19 Other accompanying assessments ensure that due regard is given to potential impacts of the scheme on surrounding trees, which for the most part of separated from the proposed development by the existing walled garden, and potential habitats, which are again limited, due to the nature of the site.
- 1.20 The statutory 10% Biodiversity Net Gain is to be delivered on-site, within the application red line area and is principally delivered through woodland planting within an area to the west of the proposed access track.
- 1.21 The remainder of this Statement is set out as follows:
- **Section 2** provides a summary of the site and wider Estate planning history
 - **Section 3** sets out the application proposals;
 - **Section 5** considers the proposed changes and any resulting impacts in the above context;
 - **Section 6** provides a summary and conclusion.

2. Site Context and Planning History

- 2.1 The application site is located within the Strowdes Estate, north-east of the River Thames, east of Park Place, and west of Culham Lane and Kenton's Lane. The Estate extends to approx. 70 hectares and measures approx. 1.8km from the northern tip (the Estate's existing main entrance) to the southern corner (junction between Wargrave Road and Kenton's Lane). The Estate is relatively flat within the northern and central areas, before a significant downwards slope to the south and east, towards the riverbank.
- 2.2 Planning permissions granted in 2023/4 cover construction of the five built elements (shown on the below diagram):

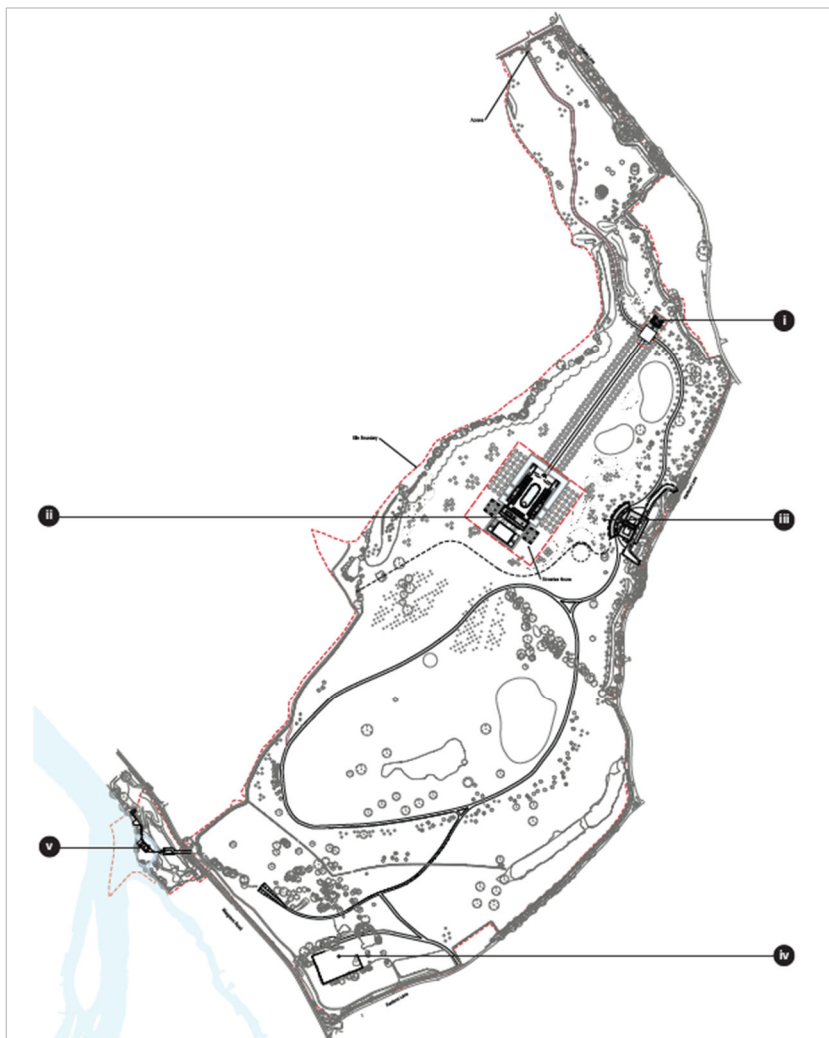


Figure 1. Site Location showing approved scheme (i) Gatehouse, (ii) Main House, (iii) Estate Management Building, (iv) **Staff Village**, and (v) Riverside Pavilion.

- 2.3 The wider Estate is subject to the following key constraints and designations which have been material in the design of the approved and proposed schemes:
- Predominantly within Grade II* Registered Park and Garden – the boundary of which broadly runs along the eastern estate boundary, excluding the majority of the Estate Management Building and Staff Village/Walled Garden sites;
 - Within the Green Belt;

- The site's landscape is predominantly characterised as part of the wider wooded chalk slopes (south) and arable chalk plateau (north);
- Significant levels changes across the wider site, with the open southern half of the site sloping upwards from the riverside, to the northern part of the site which is flatter and more enclosed.
- Arboricultural and ecological infrastructure, including ancient woodland and protected trees; and
- Land adjacent to the River Thames is within Flood Zones 2 and 3.

2.4 Notwithstanding the above, the Staff Village application site is located in the southern corner of the wider Estate, close to the junction between Kenton's Land and Wargrave Road. It is outside for the RPG, within Flood Zone 1, and is predominantly clear of trees and vegetation, meaning that it is one of the least constrained areas of the site.

Planning History (Previous Ownership)

2.5 There are five separate planning consents for distinct new build elements across the estate, as set out below:

Element	Ref	Details
Main House	213587	Consent was granted on 15/09/2023 for the construction of a new, main residential property in the centre of the estate, with associated landscaping.
Gate House	213588	Consent was granted on 15/09/2023 for the construction of a gate house building to the north of the main house which would be located along and control the principal entrance route into the site.
Estate Management Buildings	213610	Consent was granted on 15/09/2023 for the construction of two-storey ancillary estate management buildings to the east of the site, including an underground tunnel that would link to the main house. This also gave consent for the demolition of dwellings, a pool house, and outbuildings.
Staff Village	240847	Consent was granted on the 13/09/2024 for the construction of 4no. single storey residential units with associated communal and welfare space to the south of the site. These would be ancillary to the main house, providing accommodation for staff who are employed at the estate.
Riverside	240832	Consent was granted on the 06/08/2024 for the demolition of an existing summerhouse along the River Thames and construction of a riverside pavilion offering ancillary residential accommodation to the main house. Consent was also given for an underground tunnel which would connect to the main house.

2.6 The above were resubmissions of previous consents for the same built elements originally approved in 2016 (staff village - 152499), 2017 (main house - 173097) and 2018 respectively (gate house - 173098, estate management buildings - 173100 and riverside - 180351), the principle of which was established under a 2008 outline consent approved under ref. O/2008/1353, covering the wider 220 hectare Park Place Estate.

2.7 Taking account of the site's location in the Green Belt, which provides a presumption against inappropriate development in the Green Belt, the approved developments were justified on the basis that Very Special Circumstances exist due to the planning history of the site and previous masterplans

that demonstrated an overall net loss of dwellings and built development across the wider Park Place estate (of which the Stowdes estate is a component part), the removal of unsympathetic buildings, and the restoration of the parkland.

- 2.8 To ensure the enhancements to the parkland, which weighed in favour of the consented schemes, are delivered, conditions were attached to the main house, gatehouse and estate management building consents which restrict development from taking place until full hard and soft landscape details are submitted to and approved by the LPA in accordance with the approved Landscape Masterplan (drawing no. 051_1101).
- 2.9 An obligation was also included in the s106 agreement (dated 15 September 2023) that is associated with these three consents, requiring an Integrated Estate Management Plan ('IEMP') to be submitted to and approved by the LPA prior to commencement of development.
- 2.10 The riverside and staff village consents are not required to implement the approved Landscape Masterplan, nor are they linked to the s106 Agreement and associated IEMP obligation.

Staff Accommodation Restrictions

- 2.11 The 2024 Staff Village Permission, is subject to various conditions that restrict the nature of use / occupancy, and the sequence of development. These are as follows:
- **10. Restriction of permitted development rights** - *Notwithstanding the provisions of Classes A, B, C, D, E, F and G of Part 1 of the Second Schedule the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no buildings, enlargement or alterations permitted shall be carried out without the express permission in writing of the local planning authority. Reason: To safeguard the character of the area, Countryside and Green Belt.*
 - **11. Restricted Occupancy** - *The occupation of the dwellings hereby approved shall be limited to a person or persons solely or mainly working as an employee who works within the Stowdes Estate (the land associated with the dwelling approved under permission reference 213587, or any subsequent variation/replacement as agreed in writing by the Council) and his or her family. Reason: The site is within an area where a dwelling would not normally be permitted and permission is only granted because the dwellings are intended to serve the needs of Stowdes and its grounds. Relevant policy: NPPF - protecting Green Belt Land and Core Strategy Policies CP11 and CP12 and MDD Local Plan policy TB01.*
 - **12. Delayed Commencement** - *The development approved shall not be commenced until the dwellinghouse approved under 213587 (or any subsequent variation/replacement as agreed in writing by the local planning authority) has been substantially completed (or as otherwise agreed by the local planning authority). Reason: To ensure that the proposed development would be ancillary to the main dwelling.*
- 2.12 As part of this revised proposal, and as discussed with the LPA at Pre-application stage, it is proposed to amend the delayed commencement condition (12), to allow construction of the accommodation alongside the Main House. If considered necessary, it is suggested that an occupancy trigger could be added to a condition to ensure that this accommodation could not be occupied prior to the above ground structural framework of the Main House being constructed.

Planning History and Strategy (New Ownership)

- 2.13 The new owner is committed to the delivery of the Estate's buildings and surrounding landscape enhancements as soon as possible, and is therefore planning to undertake initial enabling work and early phases of construction, to facilitate a streamlined and efficient delivery programme.
- 2.14 As such, the Applicant has submitted details pursuant to pre-commencement conditions and Section 106 Obligations with the aim to undertake key elements of enabling work. The main element of this is the basement excavation to the Main House.
- 2.15 To ensure that the necessary planning permissions are in place to cover the proposed works, two Section 73 applications have already been submitted, on the basis that they introduce very limited additional planning considerations beyond the approved scheme, with the current application consolidating these earlier proposed amendments, together with changes to the above ground portion of the building, and wider Estate.

Ref	Submission	Scope	Rationale
Various Discharge of Condition Applications	March/April 2025	Covering key pre-commencement conditions	To allow early enabling works together with excavation of areas compatible with the approved scheme.
251666 (Approved April 2026)	July 2025	Section 73 Amendment to below ground basement envelope of Main House	To allow early excavation and construction work of the preferred basement envelope to proceed in line with planning permission.
252489	October 2025	Section 73 Amendment proposing addition of a cut-away / sunken garden area to the west of the Main House	Once the main basement excavation is undertaken, to allow the excavation and structural work to include the sunken garden element
252721	November 2025	Section 73 Amendment consolidating the above amendments, together with above ground changes to the design of the house, garden/curtilage area, and landscape masterplan	To secure permission for the full scope of proposed amendments, with the intention of building the house to this specification.
253132	December 2025	Section 73 Amendment principally to re-site the central and eastern Estate Management Complex to the west.	To provide greater separation during construction and operational phases to the environmental constraints (existing trees) along the eastern boundary.
260396	January 2026	Full Application to re-site the western EMB building to the west	Requires re-locating due to the above S73
TBC (this application)	June 2026	Full planning application for revised Staff Village proposals	Provision of higher quality, rationalised proposals with integrated landscape and access arrangements.
TBC	July 2026	S73 application for amendments to Riverside Portals	Provision of higher quality, rationalised proposals
TBC	July 2026	Full planning application for alternative gatehouse location	Provision of higher quality, rationalised proposals

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- 2.16 In addition to the proposed amendments subject to this application, proposals are being developed for further refinements to the approved proposals elsewhere on the estate, which will be submitted in due course.

3. Application Proposals

3.1 This section of the statement sets out the proposals, which are effectively a revised iteration of the planning permission 240847 for ancillary accommodation within the existing walled garden, as approved in September 2024.

3.2 The full planning application covers:

“Construction of 3no. single storey staff residential units (ancillary to the Strowdes Main House), a greenhouse and toolshed, together with landscape and access works.”

3.3 The application site is located in the southern corner of the wider Strowdes Estate, within the existing walled garden, close to the junction between Kenton’s Lane and Wargrave Road.

Continuity with Approved Scheme

3.4 As noted above, the proposals seek to maintain the key principles of the approved scheme for the ancillary accommodation. These continuity elements include:

- **Land Use** – both approved and proposed versions include staff ancillary accommodation that supplements the approved Main House, and dovetails with the approved Estate Management Building, to provide facilities for the day-to-day estate functions.
- **Scale and Massing parameters** - a similar configuration of single storey built form is proposed within the walled garden in both approved and proposed iterations. The latter includes a reduction in maximum/ridge height across the majority of the units, as shown in drawing P0005.
- **Access and parking arrangements** remain broadly consistent across both approved and proposed schemes. Both are accessed through re-establishment of an Estate access to Kenton’s Lane to the southeast, with a connecting access track to the east of the walled garden. The approved scheme included 13 spaces to the north of the wall. The proposed includes 6x parking spaces and 6x buggy parking spaces positioned to the east of the garden.
- **Responses to environmental constraints** are also carried forward. The existing walls provide a natural barrier to the surrounded wooded areas, while access road alignment has also been configured to minimise impact on trees.

Proposal Summary

3.5 Beyond these core similarities, this application proposes the following key revisions from the approved scheme (240847 approved 13/09/2024):

- **Rationalisation of built form** to reconfigure the ancillary accommodation into three, rather than four units, providing more flexibility and better suiting the needs of the Estate.
- **Enhanced design, architectural detailing, and materials choices**, to better integrate the proposals with the surrounding context.
- **Re-establishment of a working and productive kitchen garden**, that can make a sustainable contribution to the availability of produce at the Estate
- **Re-establishment of north-eastern section of the garden wall** to better reflect historic arrangement, and reduce visual impact of the accommodation

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- **Minor reconfiguration of parking and access provision** to incorporate emergency fire access requirements
 - **Integration of orchard and woodland planting** outside of the garden to satisfy statutory BNG requirements

- 3.6 These elements are considered below in more detail, and in the context of the approved proposal.
- 3.7 The amended staff village proposals will still create accommodation which is functionally linked to the use and operation of the wider estate and ancillary to the main house. The Applicant is seeking to refine the unit's design to create high-quality, comfortable and long-term accommodation for staff, and in some cases their families. It is anticipated that the units will be occupied by three Senior estate roles, such as the Estate Manager, Principal Head of Housekeeping, Head of day-to-day garden and landscape management. The accommodation will be highly sustainable and allow staff to live and work in the same location.
- 3.8 The amended landscape proposals will further create a productive working garden which will supply produce for the estate, while also resulting in a significant improvement to the estate's ecological and biodiversity value.
- 3.9 The amended proposals can broadly be described as follows:
- Construction of 3no. 2 en-suite bedroom units within the walled garden, that can be shared by multiple staff members or occupied by a staff member and family. The extant consent gave permission for 4no. units and the approved floorspace has been consolidated across the 3 that are now proposed. As shown in the comparative layout plan by LA (Drawing P0004), the footprints of the built form has been adjusted around the optimum location for the kitchen garden within the north-eastern corner, and are spaced to keep the central part of the garden open. There are no internal subdivisions proposed, aside from a low level wall to define the perimeter of the working garden.
 - Construction of ancillary, lightweight structures including transport buggy stores and a greenhouse. The buggy stores will be small scale, while the greenhouse will be constructed of glass against the eastern historic wall and will be integral to the operation of the productive garden. Their visual impact will therefore be limited and will not result in additional living accommodation floorspace.
 - Repair and enhancement of the existing historic walls and construction of a new section of wall to the north-eastern corner where Bell House (now demolished) once stood. These works are key to securing heritage benefits via the scheme and will enclose the Site therefore reducing the visual impact of the proposals. The wall also integrates the green house as noted above together with a tool shed.
 - Pedestrian access into the walled garden will be prioritised, with parking areas proposed to the east, outside of the walled garden. The access tracks have been designed to accommodate essential emergency access / fire tenders. Following pre-application advice, the quantum of parking has been reduced to be less than that of the approved scheme (rationalised from 16, down to 9 and reduced from the 11 as approved in 2024). The spaces are to be located to the east of the walled garden, screened by new planting. The approved location to the north of the wall, is considered unsuitable, due to a lack of manoeuvring/turning space and the impact on tree RPAs if turning space was to be providing further north.

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- Comprehensive hard and soft landscaping is proposed including a working productive garden to the north-east corner of the Site. Some limited notional terrace / garden areas are provided for each unit, although delineation of these areas will be designed so as not to physically parcel off the land and maintain a sense of openness.
 - The wider proposals include additional orchard planting to the east of the walled garden, and new woodland planting adjacent to the Kenton's Lane access, to meet BNG requirements on site.

3.10 The proposed residential units would result in a built height, massing and floorspace which is consistent with the consented scheme. The proposed ancillary buggy carts and greenhouse would result in a modest uplift to this, however, given their small-scale, light weight nature, and containment within the walled garden, they are not considered to result in greater visual or green belt impact.

3.11 The residential units have been designed to provide high-quality, contemporary additions to the estate which will draw from the design of the consented estate management building in terms of materiality. When compared to the consented staff village scheme, the design of the residential units has been refined to create a cottage vernacular which will better align with the scale and character of the historic walled garden. This is an improvement over the consented scheme

4. Planning Assessment

- 4.1 This Section considers the key planning considerations, in the context of the Development Plan Framework, and the baseline provided by the 2024 planning permission for the ancillary accommodation
- 4.2 The relevant policy framework includes the Wokingham Borough Development Plan, formed by the 2010 Core Strategy (CS), and the 2014 Managing Development Delivery (MDD) Local Plan. Consideration is also given to the emerging Local Plan Update, which was submitted to the Secretary of State in February 2025, and is to be subject to Examination from November 2025. It is therefore afforded some weight in decision making. The National Planning Policy Framework (NPPF), last subject to a significant update in December 2024, and accompanying Planning Practice Guidance is also an important material consideration.

Principle of Development (Green Belt)

- 4.3 The MMD Policy TB01 (Development within the Green Belt) essentially defers to the NPPF's Green Belt policy under Chapter 13, which seeks to protect the Green Belt from inappropriate development (most types of development aside from a limited range of exceptions), unless there are very special circumstances, and maintain the key facets of the Green Belt including its open character. Part 3 of TB01 also includes provisions for limited scale extensions of dwellings in the Green Belt. Emerging Local Plan Update Policy SS6 does not fundamentally alter the LPA's policy approach to the Green Belt.
- 4.4 The principle of development is clearly established by the planning permission for the ancillary accommodation/staff village within the walled garden in September 2024. As noted in the delegated report to that application, while there is a long and complex history of redevelopment of built form across the wider Park Place Estate in the context of Green Belt Policy, which retains weight in the planning balance, given the passage of time, the subsequent permissions, and the overall intention to enhance the estate, this is not the sole consideration.
- 4.5 The Government's Planning Practice Guidance (PPG) also elaborates on the NPPF's approach to development in the Green Belt, advising that impact on Green Belt openness can be considered in terms of a combination of factors, including spatial impact, visual impact, and the intensity of use. As a result, a pure quantitative volumetric increase, does not automatically result in a greater impact on openness, and it is appropriate to undertake a finer grain assessment considering the detail of proposals and their context.
- 4.6 Throughout the design process, careful consideration has been given to the baseline provided by the 2024 proposal, particularly in terms of volume, and visual perception and openness.

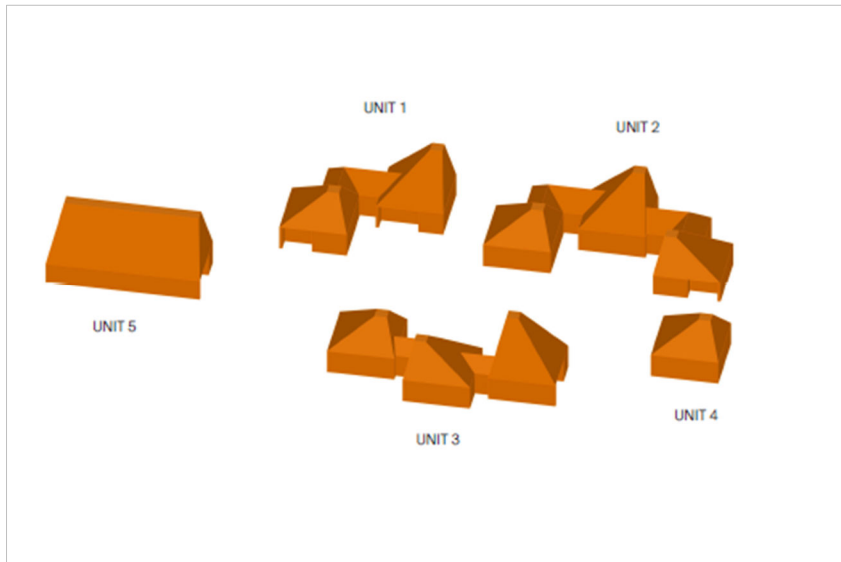


Figure 2. Approved Scheme Massing.

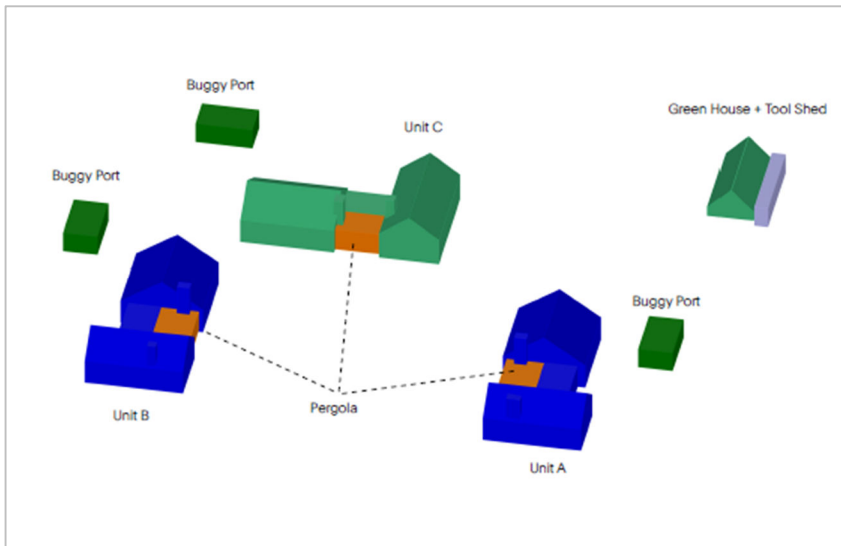


Figure 3. Proposed Scheme Massing

- 4.7 The above massing diagrams were used to calculate the approved and proposed volume as accurately as possible. The approved scheme extends to 2,659m³. The proposed scheme total is 2,838m³. This results in an overall increase of 178m³ (equivalent to +7%).
- 4.8 However, the proposed scheme includes a significant proportion of built form that is lightweight, open sided, and transparent, in the form of timber lattice buggy ports, lattice pergola structures attached to the accommodation, and a greenhouse. These total 549m³.
- 4.9 When these lightweight incidental elements are factored into the calculation, there is an effective reduction of approx.14% (370m³) in 'solid' accommodation volume (also including the tool shed as a solid structure).
- 4.10 When considered alongside the reduced maximum/ridge height of the proposed buildings, as illustrated in the below extract from the LA drawings P0004, and the material treatment of the proposed units, which includes transparent glazed sections connecting the sleeping and living accommodation, the overall visual impact of the proposal in Green Belt terms is considered to be marginally reduced.



Figure 4. Approved and Proposed Section comparison

- 4.11 In the context of the approved scheme, which provides a baseline for consideration, the changes to the proposal are considered to be relatively minor, and in the majority of cases, provide enhancements that will reduce physical and visual impact. The amended proposal is therefore considered to be in accordance with Local and National Green Belt Policy.

Heritage Impact

- 4.12 Wokingham Managing Development Delivery DPD Policy TB24 (Designated Heritage Assets) requires that works affecting heritage assets and their setting, at least conserve and where possible enhance the important character and special architectural interest of the asset. Emerging Policy DH5 (the Historic Environment) seeks to bring forward this requirement. It also expands on the process to achieve this aim, requiring proposals to provide a proportionate heritage assessment. In addition, the relevant paragraphs of the NPPF's Chapter 16 (paras 212-215), provide further policy tests in the event that harm to designated heritage assets is identified.
- 4.13 The accompanying Heritage Assessment by Asset Heritage notes the location of the development outside of the Registered Park and Garden (RPG) and highlights that as established by previous consents, and the Council's pre-application advice, the principal relevant heritage issue is the effect of the application proposals on the contribution that its setting makes to the significance of the Park Place RPG.
- 4.14 The Assessment also highlights, the Council's 2024 delegated report, which concluded that, *'the buildings would not lead to less than substantial harm to the heritage asset or the wider landscape. This is because it is clear that views of the site will be limited. While there may be some visual impact, it is considered that the buildings compliment the existing walled garden and the impact on the park and garden as a whole will be very limited. The proposal is therefore acceptable in this regard'*.
- 4.15 The updated Heritage Assessment reviews this position, noting that the site is well screened from the surrounding area, including within and outside of the wider Strowdes Estate, due to the levels of the land and the surrounding woodland. Similarly, it is clarified that there is no intervisibility with any of

the other surrounding listed buildings. It also notes that the remaining garden walls likely date from the 19th Century, though it attributes limited architectural interest to the structures.

- 4.16 On the revised proposals, the Assessment notes the simplified design of the buildings, which offer more traditional forms, and omit the tall, conical seamed zinc roofs of the consented scheme in favour of simple pitched roofs. The proposed units are described as contemporary but lower-key in appearance, with the use of natural materials considered to allow the buildings to sit comfortably alongside the brick garden walls while being clearly legible as a distinct phase of development.
- 4.17 The Assessment confirms that the proposals would not result in any harm to the significance of the asset through the change to its setting. It also highlights some heritage benefits, which are considered more substantial than those secured under the previous scheme, as they also include the reinstatement of lost elements of the wall and the inclusion of a productive garden, more in keeping with this historic use and character of this walled garden.
- 4.18 This is consistent with the views expressed by the Council's Built Heritage Officer on previous proposals for staff accommodation in this area (refs.152499 and 240847), as well as the Council's pre-application feedback on the current scheme.
- 4.19 The proposed amendments are therefore considered to satisfy Wokingham Managing Development Delivery DPD Policy TB24 (Designated Heritage Assets) and the relevant paragraphs of the NPPF.

Landscape and Visual Impact

- 4.20 The NPPF 187 part (a) requires that valued landscapes are protected and enhanced. The MDD Policy TB21 (Landscape Character) echoes this requirement, while also referencing the need to address the Council's Landscape Character Assessment. Emerging Local Plan Policy NE6 (Valued Landscapes) also seek to ensure that within the Borough's valued landscapes development should have regard to its key attributes, including quality and rarity.
- 4.21 The amended proposal is accompanied by an updated Landscape Character Assessment and Visual Appraisal by Bradley-Hole Schoenaich Landscape Architects (BHSLA). The document summarises the appraisal methodology as: a review of policy and designations; analysis of topography and establishment of a zone of theoretical visibility (ZTV) informed by a desk based assessment and desk-based appraisal and site visits in September and October 2025; assessment of landscape character of the site and its sensitivity to change; identification of viewpoints and their sensitivity; and consideration of potential likely landscape and visual effects that might result from the development.
- 4.22 The document considers the site context, acknowledging the location within the Grade II* Listed RPG, and within the Chiltern Chalk Valued Landscape, an area recognized for its high scenic and historic landscape quality. It highlights that the Valued Landscape incorporates two Landscape Character Areas (LCA), which are: D1 'Remenham Wooded Chalk Slopes' and E1 'Remenham Arable Chalk Pasture' as categorised in the Wokingham Borough Landscape Character Assessment (WBLCA) (2019).
- 4.23 The assessment reviews a series of viewpoints surrounding the application site, and considers the scope of the development proposals including the three proposed accommodation units.
- 4.24 Moving on to evaluation of the proposals, the LVA concludes that:
- there is very limited visual connection between the Site and the surrounding landscape character area. It considers that construction activities are expected to result in some temporary adverse noise effects within areas closest to the Site. However, at greater distances, these effects would diminish significantly due to the minimal visual and acoustic connectivity.

- The development will not result in any landscape impact on the Registered Parks and Gardens of Park Place and Temple Combe.
- The development sits low in the landscape and is largely screened by dense woodland. A brief glimpsed view is possible from the elevated footpath approximately 600m to the northeast. Proposed tree planting along the north-westerly boundary will screen this partial view.
- Repurposing this area aligns with the historically typical incremental evolution of historic parks, reflecting natural growth and change. It will also support the restoration of the garden wall as a heritage asset.
- The proposed Landscape Masterplan will safeguard and enhance the Valued Landscapes, aligning with the requirements of NPPF Paragraph 174(a).

4.25 On the above basis, it is considered that the proposed amendments mean that the scheme remains in accordance with the requirements of Policy TB21 (Landscape Character), and the relevant sections of the NPPF.

Other Matters

4.26 The red line application site relevant to this specific application site is relatively unconstrained. Due to the similarities between the 2024 permitted scheme, and the proposals, and the short intervening period of time, there are limited additional impacts as a result of the proposals.

4.27 The accompanying Arboricultural and Ecological update statements confirm that suitable precautionary mitigation and protection measures can be undertaken within the construction periods to ensure that there is no unacceptable impacts on the environment of the site.

4.28 A written scheme of archaeological investigation was previously agreed with the Council, which involves trenching of the broader site, including elements of the walled garden site. Investigation was undertaken in 2025 (Trenches 23-26) with no significant features discovered in this area.

4.29 The statutory 10% Biodiversity Net Gain is to be delivered on-site, within the application red line area and is principally delivered through woodland planting within an area to the west of the proposed access track.

4.30 The proposal is therefore considered to satisfy Wokingham Managing Development Delivery DPD Policies CC03 (Green Infrastructure, Trees and Landscaping), TB23 (Biodiversity and Development), and TB25 (Archaeology), and the relevant paragraphs of the NPPF.

Community Involvement

4.31 This application is a minor scale application covering a revised proposal for a previously approved development within the boundary of the Strowdes Estate.

4.32 On this basis, there has been no formal community involvement to support this proposal. However, updates have been provided to neighbours on the wider proposals and intended programme of works regularly over the past 12-months.

5. Summary and Conclusions

- 5.1 This planning statement is submitted by Avison Young on behalf of Imperium Trust Company ('the Applicant'), the owner of the Strowdes Estate, Culham Lane, Remenham ('the site').
- 5.2 The full planning application covers: *"Construction of 3no. single storey staff residential units (ancillary to the Strowdes Main House), a greenhouse and toolshed, together with landscape and access works."*
- 5.3 The application site is located in the southern corner of the wider Strowdes Estate, within the existing walled garden, close to the junction between Kenton's Lane and Wargrave Road.
- 5.4 Proposals are submitted in the context of the recent planning permission (ref. 240847) for the construction of 4no. ancillary residential units inside the walled garden, granted in September 2024. They effectively constitute a revised proposal for this element of the Estate.
- 5.5 The proposals cover a reconfiguration of the accommodation, a series of refinements to the layout, architecture and landscape treatment, together with refinements to the access arrangements that connect the site to the surrounding Estate and the access point off Kenton's Lane.
- 5.6 Continuity is provided by: the same proposed land use, a similar configuration of single storey built form within the walled garden, comparable scale and massing parameters, similar access and parking arrangements, and adopting taking the same approach to environmental constraints, to minimise impacts on existing trees and habitat features.
- 5.7 Beyond these core similarities, this revised application proposes the following revisions.

Proposed Amendments
• Rationalisation of built form to reconfigure the ancillary accommodation into three, rather than four units, providing more flexibility and better suiting the needs of the Estate.
• Enhanced Design, architectural detailing, and materials choices, to better integrate the proposals with the surrounding context.
• Re-establishment of a working and productive kitchen garden, that can make a sustainable contribution to produce availability at the Estate
• Re-establishment of north-eastern section of the garden wall to better reflect historic arrangement, and reduce visual impact of the accommodation
• Minor reconfiguration of parking and access provision to incorporate emergency fire access requirements
• Integration of orchard and woodland planting outside of the garden to satisfy statutory BNG requirement

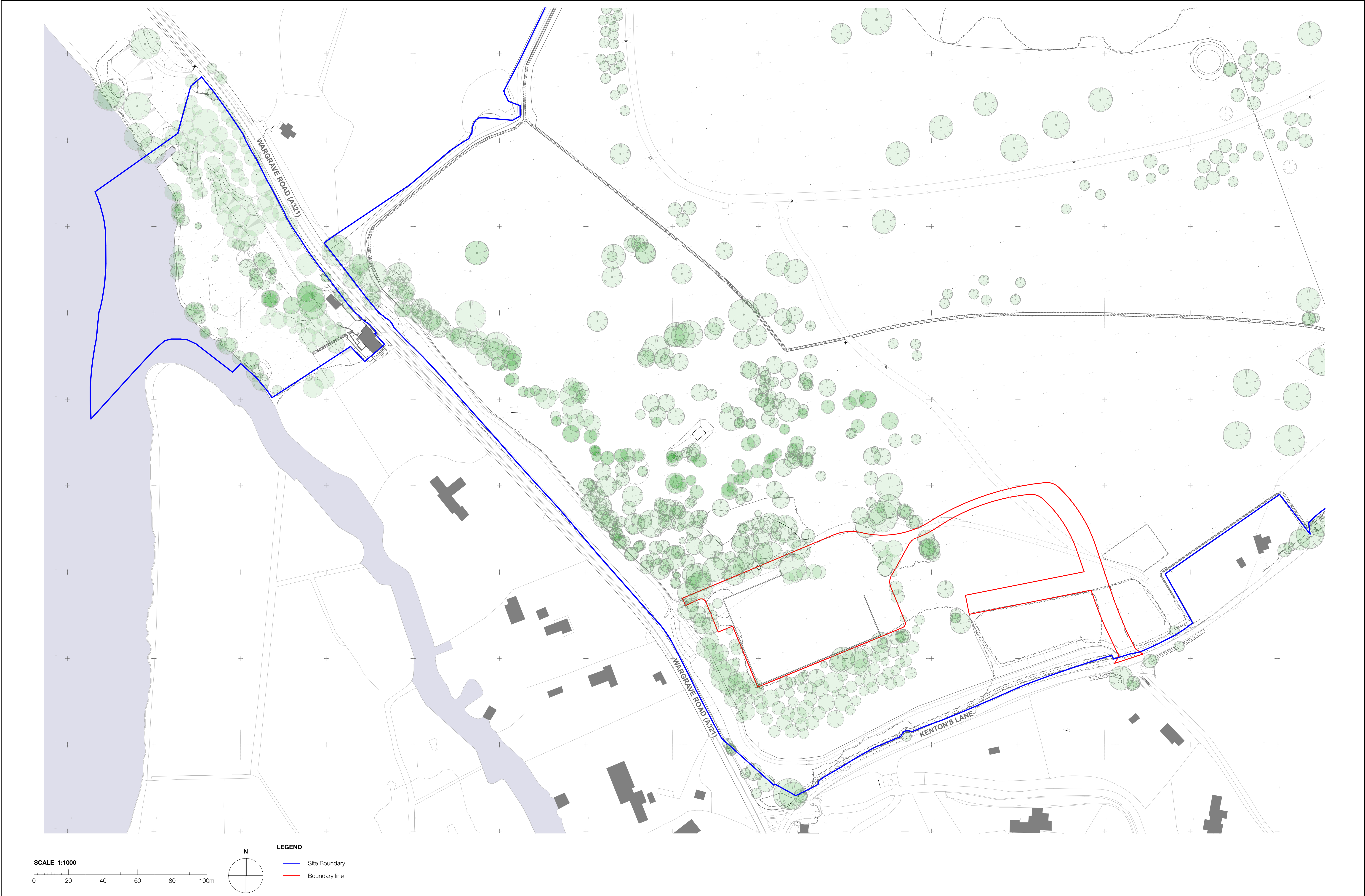
- 5.8 It is considered that these proposed changes have neutral to positive impact on overall planning considerations.
- 5.9 In terms of visual impact (relevant to landscape character and Green Belt openness), and spatial impact on Green Belt openness, the proposals technically provide a minor uplift in volume over the 2024 iteration of the scheme. However, important context is the reduction in massing of the buildings, with the overall volume uplift as a result of a greenhouse to supplement the working garden, and open sided, timber buggy stores. The proposal is therefore considered to have no material impact on green belt openness, over and above the 2024 permitted scheme.

-
- 5.10 The site is located immediately outside of the designated Park Place Registered Park & Garden (RPG), and therefore could influence the setting of the heritage asset. The accompanying heritage assessment confirms that the proposals would not result in any harm to the significance of the asset through the change to its setting. It also identifies more substantial benefits than the 2024 scheme (restoration of garden wall, re-instatement of working garden use).
- 5.11 The submitted LVA also confirms that the proposals will not result in any material impacts on the openness of the lower parkland, or the RPG, principally due to it's position within a low level and heavily screened portion of the Estate.
- 5.12 Other accompanying assessments ensure that due regard is given to potential impacts of the scheme on surrounding trees, which for the most part of separated from the proposed development by the existing walled garden, and potential habitats, which are again limited, due to the nature of the site.
- 5.13 On the above basis, the proposals sought under this application are considered to result in no material impacts over and above those already considered acceptable when permission 240847 approved in 2024.

Appendix I

Site Location Plan

BIMcloud: labondon - BIMcloud Software as a Service/LA London/1168 Project Conway - Staff Village 16/09/2026 15:37



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Verify all dimensions on site before commencing any work or shop drawings. Inform the architects before any work starts if this drawing exceeds the quantities in any way.

This drawing to be read in conjunction with all relevant drawings / specification / schedules etc. which relate to this project.

Any aspects of these drawings/specifications that include elements that relate to, or could be interpreted as relating to, basement waterproofing or basement structure are provided for **information only** and are either (1) taken directly from the relevant client-appointed specialist's design information/requirements and/or (2) state the minimum performance standards required for the contractor to comply with and take responsibility for as a Contractor's Design Portion element under the building contract.

Any aspects of these drawings/specifications that include elements that relate to, or could be interpreted as relating to, fire safety under statutory regulations are provided for **information only** and are either (1) taken directly from relevant client-appointed specialist's design information/requirements and/or (2) state the minimum regulatory performance standards required for the contractor to comply with and take responsibility for as a Contractor's Design Portion element under the building contract.

P03	11/06/2026	For Planning	SH	AJP
P02	11/12/2025	For Planning	AKH	MS
P01	20/08/2025	For Planning	AKH	MS
REV	DATE	DESCRIPTION	ISSUED	APPROVED

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PROJECT
Project Conway - Staff Village

New Build
Confidential

CLIENT
Confidential

SCALE
1:1000

ORIGINAL PAPER SIZE
A1

LA PROJECT REF
1168

DRAWING
Location Plan

PURPOSE
For Planning

REVISION DESCRIPTION
Preliminary

DRAWN BY
SH

STATUS
S2

REVISION
P03

CLIENT APPROVAL						
A - approved						
B - approved with comments						
C - do not use						
PROJECT	ORIGINATOR	ZONE	LEVEL	TYPE	ROLE	NUMBER
PCY	- LAL	- ZZ	- ZZ	- DR	- A	- P0001

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