

Date: 3 November 2025
Application: 252086



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 213587**

Application Number: 252086

Applicant Name: Outland

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

Proposal: Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 5. Electric Vehicle Charging. 8. Detailed Landscaping.

This application relates to the discharge of conditions 5 and 8 of planning permission 2133587 dated 15 September 2023. This permission was a “*Full application for the proposed erection of 1 no. detached dwelling with associated landscaping*”.

Condition 5 states:

Electric Vehicle Charging - Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

Condition 8 states:

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:

- a) scheme drawings*
- b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre*
- c) profiles and construction details of ponds and lakes*
- d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate*
- 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*
- f) hard landscaping materials including samples*
- g) minor artefacts and structures including specifications for the product and installation.*
- 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*
- i) measures required for ecological mitigation and biodiversity net gain.*
- j) Profile and construction details of pool and watercourse*

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. Reason: In the interests of visual amenity.

The submitted documents comprise:

- Revised Plan 0600 Fence/Gate/Deer Grid received 4 November 2025
- Revised Plan 0602 Rev B Main House Moat/Rills received 4 November 2025
- Revised Plan 0402 Soft Landscaping Section 1 received 4 November 2025
- Plan 0403 Soft Landscape Section 2 received 4 November 2025
- Revised Plan 0401 Rev C Planting/haha received 4 November 2025
- Revised Plan 0400 Rev C Trees/hedges received 4 November 2025
- Revised plan 0301 Amphitheatre received 4 November 2025
- Revised Plan 0300 Rev B Lake section received 4 November 2025
- Revised Plan 0201 Rev B Roads received 4 November 2025
- Revised plan 0200 Rev B fencing Gate deer received 4 November 2025
- Revised plan 0101 Rev B Main House received 4 November 2025
- Revised Landscape Specification received 4 November 2025
- Revised Summary Report Landscaping received 4 November 2025
- Main House EV Charger Strategy received 2 September 2025

Consultations have been undertaken with WBC Highways, WBC Trees & Landscape.

Conditions 5 and 8 are discharged in accordance with the approved details. The condition shall be fully discharged after the development has taken place in full accordance with the approved documents.

Yours sincerely,
Development Management & Compliance

Authorised by: 