

Our Ref: 07C400468

Your Ref: 240847

April 11, 2025

Wokingham Borough Council
(submitted via Planning Portal)

Dear Sir/Madam

Discharge of Conditions 3 (Sight Lines / Visibility Splays), 4 (Construction Method Statement), 7 (Tree Protection Method).

In relation to Planning Permission 240847 for Construction of Staff Residential Units and communal space, ancillary to the main house.

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 Outland. The application has been submitted under the planning portal reference PP-13924184.

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

Con.	Wording	Submitted information
3	<i>Visibility Splays - Prior to commencement of the development, details of the proposed vehicular accesses on to Kentons Lane to include visibility splays of 2.4m by 43m shall be submitted to and approved in writing by the local planning authority.</i> • <i>The accesses shall be formed as so-approved and the visibility splays shall be cleared of any obstruction exceeding 0.6 metres in height prior to the occupation of the development.</i> • <i>The accesses shall be retained in accordance with the approved details and used for no other purpose and the land within the visibility splays shall be maintained clear of any visual obstruction exceeding 0.6 metres in height at all times.</i>	2240267-EWP-08-EX-DR-H-1100- Proposed Kerbs and Visibility Splays
4	<i>Construction method statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</i> <i>i) the parking of vehicles of site operatives and visitors,</i> <i>ii) loading and unloading of plant and materials,</i> <i>iii) storage of plant and materials used in constructing the development,</i>	Construction Method Statement by Beau Bespoke

iv) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate,
v) wheel washing facilities,
vi) measures to control the emission of dust and dirt during construction,
vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

7	<i>Protection of trees in relation to wall</i> <i>A) No development shall commence in relation to the garden wall (including conservation or repair works) until an updated Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site (in relation to works to the garden wall) in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place with regards the garden wall shall be carried out except in complete accordance with the updated details as so-approved (hereinafter referred to as the Approved Scheme).</i> <i>B) No operations shall commence on site in connection with the garden wall (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) until the tree protection works required by the Approved Scheme are in place on site.</i> <i>C) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.</i> <i>D) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval in writing of the local planning authority has first been sought and obtained.</i>	• Consolidated Tree Report by Capability Brown
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Please note that the Strowdes Estate was subject to the following planning permissions for new buildings and associated facilities, granted in 2023 and 2024.

- main house (213587) approved 15/09/2023
- gatehouse (213588) approved 15/09/2023
- estate management building (213610) approved 15/09/2023
- **staff village (240847) approved 13/09/2024**

- riverside buildings (240832) approved 06/08/2024

As a result, concurrent applications will be made, to cover approval of details across the various permissions. For clarity, the initial phase of these applications is set out in the below table. The Applicant is conscious of the quantum of information to be submitted, and as a result, would be grateful for the LPA prioritising applications relating to the main house, gatehouse, and estate management elements (the first three in the below table).

Original Permission	Development	DOC Ref	Package 1 Submitted & Validated	Package 2 Current Submission
213587	main house	250768	5 – Electric Vehicle Charging Strategy 8 – Landscaping Details 14 – Details of the Tunnel	3 – Archaeology 4 – CMS 6 – CEMP (Biodiversity)
213588	gatehouse	250770	4 – Landscaping Details	3 – Archaeology
213610	estate management building	250769	8 - Landscaping Details 10 - Details of the Tunnel	3 – Archaeology 4 – CEMP 6 – CEMP (Biodiversity) 7 – Tree Protection Method 9 – Sight Lines / Visibility Splays
240847	staff village	250783	5 – Ground and Building Levels 6 – Garden Wall works programme	3 - Sight Lines / Visibility Splays 4 - CMS 7 - Tree Protection Method
240832	riverside buildings	250782	5 – Dust Mitigation Details 6 – Landscaping Details	N/A

This application is accompanied by the application forms and the requisite fee of £298.00 (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 [REDACTED]

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

Yours faithfully

[REDACTED]



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For and on behalf of Avison Young (UK) Limited