

Our Ref: 07C400468

Your Ref: 240832

March 27, 2025

Wokingham Borough Council
(submitted via Planning Portal)

Dear Sir/Madam

Discharge of Conditions 5 (Dust), and 6 (Landscaping)

In relation to Planning Permission 240832 for Construction of a Summerhouse, walkways, and tunnel.

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-13885593.

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
5	<i>Dust - Before development commences the applicant shall submit for written approval to the LPA a scheme of works that sets out the measures that will be taken to minimise dust arising from the development. The dust mitigation measures identified in the scheme shall be carried out and maintained until construction is complete.</i>	Dust Mitigation Plan by Beau Bespoke
6	<i>Landscaping - Prior to the commencement of the development above foundation level, there shall be submitted to and approved in writing by the local planning authority a scheme of landscaping, which shall specify species, planting sizes, spacing and numbers of trees/shrubs to be planted, and any existing trees or shrubs to be retained.</i> <i>Planting shall be carried out in accordance with the approved details in the first planting and seeding seasons following the occupation of the building(s). Any trees or plants which, within a period of 5 years from the date of the planting (or within a period of 5 years of the occupation of the buildings in the case of retained trees and shrubs) die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species or otherwise as approved in writing by the local planning authority.</i>	<u>Riverside</u> 0772 2-02 250318 Summary Report 0772-Landscape specification-2025-03-19 - PC-BHS-ZZ-XX-DR-L-0104-Riverside & tunnel - PC-BHS-ZZ-XX-DR-L-0604-Hard details-Riverside boardwalk-deck and pontoon <u>Estate Wide</u> - PC-BHS-ZZ-XX-DR-L-0100-Landscape Masterplan

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).

Permission	Development	Applications for Approval of Details	Submission Date
213587	main house	5 – Electric Vehicle Charging Strategy 8 – Landscaping Details 14 – Details of the Tunnel	25/03/2025
213588	gatehouse	4 – Landscaping Details	25/03/2025
213610	estate management building	8 - Landscaping Details 10 - Details of the Tunnel	25/03/2025
240847	staff village	5 – Ground and Building Levels 6 – Garden Wall works programme	27/03/2025
240832	riverside buildings	5 – Dust Mitigation Details 6 – Landscaping Details	27/03/2025

This application is accompanied by the application forms and the requisite fee of £145.00 (inc VAT).

If you require any further information or wish to discuss this discharge of conditions application, please do contact me, or my colleague [REDACTED]

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

Yours faithfully



David Williams
Associate



For and on behalf of Avison Young (UK) Limited