

Our Ref: 07C400468

Your Ref: 240847

March 27, 2025

Wokingham Borough Council
(submitted via Planning Portal)

Dear Sir/Madam

Discharge of Conditions 5 (Ground and Building Levels), and 6 (Works to Garden Wall)**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-13885611.

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>Ground and building levels - No development shall take place until a measured survey of the site and a plan prepared to scale of not less than 1:500 showing details of existing and proposed finished ground levels (in relation to a fixed datum point) and finished roof levels shall be submitted to and approved in writing by the local planning authority, and the approved scheme shall be fully implemented prior to the occupation of the building(s).</i>	Survey Drawings and Details of Levels (E_1_01, P_1_01, and S_1_01) by Beau Bespoke
6	<i>Works to Garden Wall - Notwithstanding the details submitted prior to commencement of the development hereby permitted, the applicant, agent, or successor in title, are to provide a programme of works to retain, alter, and repair the existing brick walling to the former walled garden that is to be submitted to and approved in writing by the local planning authority. Works to the former walled garden walling shall then be undertaken in accordance with the details as approved.</i>	Annotated plan and survey drawings of garden wall, by Beau Bespoke

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

[REDACTED]

David Williams
Associate

[REDACTED]

For and on behalf of Avison Young (UK) Limited