

Our Ref: 07C400468

Your Ref: 213610

March 24, 2025

Wokingham Borough Council
(submitted via Planning Portal)

Dear Sir/Madam

Discharge of Conditions 8 (Detailed Landscaping) and 10 (Tunnel Details)

In relation to Planning Permission 213610 for construction of an Estate Management Building and underground 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-13885555.

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
8	<i>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</i> <i>a) scheme drawings</i> <i>b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre</i> <i>c) profiles and construction details of ponds and lakes</i> <i>d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate</i> <i>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</i> <i>f) hard landscaping materials including samples</i> <i>g) minor artefacts and structures including specifications for the product and installation.</i>	<u>Estate Management</u> • 0772 2-02 250324 Summary Report • 0772-Landscape specification-2025-03-19 • PC-BHS-ZZ-XX-DR-L-0102-Estate Management and Amphitheatre • PC-BHS-ZZ-XX-DR-L-0603-Estate Management landscape details <u>Estate Wide</u> • PC-BHS-ZZ-XX-DR-L-0100-Landscape Masterplan • PC-BHS-ZZ-XX-DR-L-0200-Wider site fencing, gates and deer grid • PC-BHS-ZZ-XX-DR-L-0201-Wider site roads

	<i>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> <i>i) measures required for ecological mitigation and biodiversity net gain.</i> <i>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.</i>	• PC-BHS-ZZ-XX-DR-L-0300- Lake sections 1 & 2 • PC-BHS-ZZ-XX-DR-L-0400- Wider landscape trees and hedges • PC-BHS-ZZ-XX-DR-L-0401- Wider landscape planting-haha-mounds • PC-BHS-ZZ-XX-DR-L-0600- Hard details fencing, gates and deer grid
10	<i>Tunnel Details - Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.</i>	• Detailed Tunnel Section Drawings • Tunnel Plan

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