

Date: 22 July 2026
Application: 261707



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Highways,

Discharge of condition Consultation

Application Number: 261707

Applicant: Imperium Trust Company

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

Parish: Wargrave

Grid Reference: Easting - 478822, Northing - 181578

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 7 Protection of Trees. Condition 9 Visibility Splays.

Case Officer: Helen Maynard

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 261707. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **12 August 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP [SC]		
Service	WBC Highways	App No:	261707
Address:	Strowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 7 Protection of Trees. Condition 9 Visibility Splays.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

This is an application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Both conditions were first submitted under 250919, but were not successfully discharged due to insufficient and/or inconsistent details.

Planning consent 213610 was for the erection of a 2 storey Estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn.

Condition 7 is not specifically relevant to highways however works to remove/trim vegetation to satisfy Condition 9 may impact Condition 7 and therefore requires review and agreement from WBC's Landscape team. Condition 9 states:

Prior to commencement of development, the following shall be submitted to the Local Planning Authority for approval in writing:

- a) Plans showing appropriate site lines on either side of the site entrance(s).
b) A scheme showing demonstrating the removal of undergrowth within the site lines and the continued maintenance of the site lines.*

The scheme (b) shall be implemented prior to commencement of development and continued in perpetuity.

Reason: To ensure the safety of highway users.

Visibility Splays

WBC Highways considers the visibility splays shown in Drawing PCY-EWD-ZZ-05-DR-H-0300 P02 and PCY-EWD-ZZ-03-DR-H-0300 P02 align with the previously submitted visibility splays of 2.4m x 58m (north) and 2.4m x 60.7m (south), which are acceptable.

In order to satisfy Condition 9(b), the applicant will be required to demonstrate the visibility splays can be cleared in line with plans PCY-EWD-ZZ-05-DR-H-0300 P02 and PCY-EWD-ZZ-03-DR-H-0300 P02. The applicant shall indicate all protected trees / shrubs / hedges under Condition 7a on the plans that have fallen within the visibility splays and have to be removed/trimmed.

Subject to the comments from WBC's Landscape team, a management plan on the removal/trimming of undergrowth may be required.

Conditions & Reasons (if required)

Date:	10/8/26	Signed:	JP [SC]
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