

Date: 13 November 2025
Application: 250918



WOKINGHAM
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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 213587**

Application Number: 250918

Applicant Name: Outland

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

Proposal: Application for submission of details to comply with the following condition of planning consent 213587 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Method Statement. 7. CEMP (Biodiversity).

This application relates to the discharge of conditions 3, 4 and 7 of planning permission 213587 dated 15 September 2023.

Condition 3 states:

Archaeology - No development, including any demolition or ground works, shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.

Condition 4 states:

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: a) details of construction access b) details of the haul routes to be used to access the development; c) the parking of vehicles of site operatives and visitors, d) loading and unloading of plant and materials, e) storage of plant and materials used in constructing the development, f) details of turning area for delivery and construction vehicles, g) details of measures to prevent mud from vehicles leaving the site during construction; h) appointment of a Construction Liaison Officer and appropriate monitoring and review mechanisms.

Reason: In the interests of the amenities of the area.

Condition 7 states:

CEMP: Biodiversity - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities.*
- b) Identification of biodiversity protection zones.*
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).*
- d) The location and timing of sensitive works to avoid harm to biodiversity features.*
- e) The times during construction when specialist ecologists need to be present on site to oversee works.*
- f) Responsible persons and lines of communication.*
- g) The role and responsibilities on site of an ecological clerk of works (ECoW or similarly competent person).*
- h) Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To ensure that the proposal is in accordance with ODPM circular 2006/05 guidance on protected species and local plan policies CP7 and TB23.

The submitted documents comprise:

- Application Form
- Cover Letter dated 11 April 2025 from Avison Young
- 22.7.2025 - Revised Trench Summary
- 22.7.2025 - Revised Archaeological Evaluation (18 June 25)
- 1.7.2025 - Gate 8 Enabling Works Plan
- 22.7.2025 - Gate 1 Enabling works revised plan
- 1.7.2025 - Project Conway Signage Plan
- 1.7.2025 - Site Extents Plan
- 1.7.2025 - HGV Route Plan

- 1.7.2025 - Zone A Plan DDC3140
- 1.7.2025 - Zone B Plan DDC3140
- 1.7.2025 - Swept Path Artic Entering Plan
- 1.7.2025 - Swept Path Artic Leaving Plan
- 22.7.2025 - CMP Tracking Plan 1 rev5
- 22.7.2025 - CMP Tracking Plan 2 rev5
- 22.7.2025 - Revised Construction Management Plan Beau Bespoke 21.07.25 P.05.
- 21.10.2025 - Revised Project Conway Construction Environmental Management Plan (Biodiversity) dated 20 November 2025 P04.
- Scheme of Archaeological Work - APS Archaeology November 2024

Consultations have been undertaken with Berkshire Archaeology, Highways, Environmental Health and Ecology and Heritage. No objections have been received.

The submitted details are considered acceptable. Once the development is carried out in accordance with the approved details conditions 3, 4 and 7 are discharged in full.

Yours sincerely,
Development Management & Compliance

Authorised by: 