

Our Ref: 07C400468

Your Ref: 213610

April 11, 2025

Wokingham Borough Council
(submitted via Planning Portal)

Dear Sir/Madam

Discharge of Conditions 3 (Archaeology), 4 (CEMP), 6 (CEMP (Biodiversity)), 7 (Tree Protection Method), 9 (Sight Lines / Visibility Splays)

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-13924177.

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
3	<i>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.</i>	• WSI and Plan • Trench Summary
4	<i>No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:- - the control of dust, odour and other effluvia - the control of noise (including noise from any piling and permitted working hours) - the control of pests and other vermin (particularly during site clearance) - The control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site. Construction activity shall be carried out in accordance with the approved CEMP.</i>	• Construction Environmental Management Plan by Land & Water

6	<i>CEMP - 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:</i> <i>a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones.</i> <i>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).</i> <i>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.</i> <i>f) Responsible persons and lines of communication.</i> <i>g) The role and responsibilities on site of an ecological clerk of works (ECoW or similarly competent person).</i> <i>h) Use of protective fences, exclusion barriers and warning signs.</i> <i>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.</i>	• Construction Environmental Management Plan (Biodiversity) by Land & Water
7	<i>Protection of Trees –</i> <i>a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).</i> <i>b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on- site.</i> <i>c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.</i> <i>d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all</i>	• Consolidated Tree Report by Capability Brown

equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

- 9** *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.*
- 2240267-EWP-04-EX-DR-H-1100 – Proposed Kerbs and Visibility Splays
 - 2240267-EWP-07-EX-DR-H-1100 – Proposed Kerbs and Visibility Splays (as combined single PDF)

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).

Original Permission	Development	DOC Ref	Package 1 Submitted & Validated	Package 2 Current Submission
213587	main house	250768	5 – Electric Vehicle Charging Strategy 8 – Landscaping Details 14 – Details of the Tunnel	3 – Archaeology 4 – CMS 6 – CEMP (Biodiversity)
213588	gatehouse	250770	4 – Landscaping Details	3 – Archaeology
213610	estate management building	250769	8 - Landscaping Details 10 - Details of the Tunnel	3 – Archaeology 4 – CEMP 6 – CEMP (Biodiversity) 7 – Tree Protection Method

				9 – Sight Lines / Visibility Splays
240847	staff village	250783	5 – Ground and Building Levels 6 – Garden Wall works programme	3 - Sight Lines / Visibility Splays 4 - CMS 7 – Tree Protection Method
240832	riverside buildings	250782	5 – Dust Mitigation Details 6 – Landscaping Details	N/A

This application is accompanied by the application forms and the requisite fee of £298.00 (inc VAT).

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