

Date: 3 June 2025
Application: 250769



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 213610**

Application Number: 250769

Applicant Name: Outland

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

Proposal: Application for submission of details to comply with the following conditions of planning approval 213610 dated 15.09.2023. Condition 8 relates to detailed landscaping, 10 to tunnel details.

This application relates to the discharge of conditions 8 and 10 of planning permission 213610 dated 15 September 2023. This permission was for “*Full application 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 8 states:

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

a) scheme drawings

b) proposed levels, contours and mounding including construction of Ha- Ha and amphitheatre

c) profiles and construction details of ponds and lakes

d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate

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

f) hard landscaping materials including samples

g) minor artefacts and structures including specifications for the product and installation.

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) measures required for ecological mitigation and biodiversity net gain.

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.

Reason: In the interests of visual amenity.

Condition 10 states:

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 and grassed amphitheatre shall be implemented as approved.

Reason: For the avoidance of doubt, as there is lack of adequate detail on the plans received

The submitted documents comprise:

- Cover Letter dated 24 March 2025
- Revised PC-BHS-ZZ-XX-DR-L-0401 rev B- planting-haha-amphitheatre received 31/7/2025
- Revised PC-BHS-ZZ-XX-DR-L-0400 rev B- trees and hedges received 31/7/2025
- Revised PC-BHS-ZZ-XX-DR-L-0102 rev B-Estate Management and Amphitheatre received 31/7/2025
- Revised no dig construction plan received 31/7/2025
- PCBHSZZXXDRL0400 Wider landscape tree and hedge planting
- PCBHSZZXXDRL0300 Lake sections 1&2
- PCBHSZZXXDRL0201 Wider site roads
- PCBHSZZXXDRL0200 Wider site fencing, gates and deer grid
- PCBHSZZXXDRL0102 Estate Management Estate Management & amphitheatre
- PCBHSZZXXDRL0100 Landscape Masterplan
- PCBHSZZXXDRL0603 Hard details- Estate Management landscape details
- PCBHSZZXXDRL0600Hard details Gates, fencing and cattle grids
- 213610 EMB Condition 10 tunnel details
- 213610 EMB Condition 10 tunnel details Estate Management Buildings Basement plan
- Report pursuant to discharge of landscape conditions Rev A dated March 2025 by Bradley Hole Schoenaich Landscape

Condition 10:

- P-F-001-XX-008 Rev 00 date 3/10/2017 - This is an approved plan of original permission and is not approved as part of this discharge of conditions application.
- Pedestrian Tunnel Long Section & Tunnel Typical cross Section – received on 27/03/2025. These drawings have no scale.

Consultations have been undertaken with WBC Trees & Landscape Officers and The Gardens Trust.

- **Condition 8 is not discharged.** In order to discharge this condition in full, criterion (a) to (j) must be met and subsequently implemented in accordance with approved details.

The information relevant to (b), (d), (e), (f), (h), (i) is acceptable, however, there are ponds and lakes for which details have not been provided 8(c). The are pools and watercourses for which no information has been submitted 8(j). Insufficient information has been submitted to discharge other parts of this Condition.

Additionally, the information submitted relates to land outside the red and blue lines of this application. Condition 8 relates to the application site only.

- **Condition 10 is not discharged.** The approved tunnel is 6050mm wide as shown on plan P-F-001-XX-008 Rev 00 date 3/10/2017 and P-H-001-XX-04 Rev 00. The submitted tunnel details are 6370mm wide plus external insulation and additional drains. The submitted details conflict with the approved development.

Yours sincerely,
Development Management & Compliance

Authorised by: 

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.	Insert plan number or report name, date, reference and author	27 March 2025	The condition is discharged in accordance with the approved details.
Condition No.		27 March 2025	The condition is discharged in accordance with the approved details.
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