

Date: 3 June 2025
Application: 250768



**WOKINGHAM
BOROUGH COUNCIL**

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Dear Mr David Williams,

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

Application Number: 250768

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 213587 dated 15.09.2023. Condition 5 relates to electric vehicle charging, 8 to detailed landscaping, 14 to tunnel details.

This application relates to the discharge of conditions 5, 8 and 14 of planning permission 2133587 dated 15 September 2023. This permission was a “*Full application for the proposed erection of 1 no. detached dwelling with associated landscaping*”.

Condition 5 states:

Electric Vehicle Charging - Prior to commencement of development, details for an Electric Vehicle Charging Strategy serving the development shall be submitted for approval in writing by the Local Planning Authority. This strategy should include details relating to on-site infrastructure, the location and installation of charging points and future proofing of the site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 & CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).

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.*
- j) Profile and construction details of pool and watercourse*

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 14 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 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:

Condition 5

- Main House Garage Plan EV Chargers received 25.6.2025

Condition 8:

- STROWDES ESTATE Report pursuant to discharge of landscape condition Rev A dated March 2025 by Bradley-Hole Schoenaich Landscape
- PCBHSZZXXDRL0402 Main house soft landscape section 1 received 27/03/2025
- PCBHSZZXXDRL0402 Main house soft landscape section 1 received 27/03/2025

- PCBHSZZXXDRL0600 Hard details - Gates, fencing and cattle grids received 27/03/2025
- PCBHSZZXXDRL0601 Hard details Main house Paving and details received 27/03/2025
- PCBHSZZXXDRL0602 Hard details Main house received 27/03/2025
- PCBHSZZXXDRL0201 Wider Site Roads received 27/03/2025
- PCBHSZZXXDRL0300 Lake sections 1 & 2 received 27/03/2025
- PCBHSZZXXDRL0101 Landscape GA plan - Main house received 27/03/2025
- PCBHSZZXXDRL0200 Wider site fencing, gates and deer grid received 27/03/2025
- Landscape specification Rev A For planning 19-03-2025
- Revised PC-BHS-ZZ-XX-DR-L-0103 rev B-Gatehouse parking received on 8.7.25
- Revised No dig Arboricultural Report received on 8.7.25
- Revised PC-BHS-ZZ-XX-DR-L-0401 rev B haha received on 8.7.25
- Revised PC-BHS-ZZ-XX-DR-L-0400 rev B Trees & Hedges received on 8.7.25
- Revised Amphitheatre & EMB PC-BHS-ZZ-XX-DR-L-0102 rev B received on 8.7.25

Condition 14:

- P-F-001-XX-008 Rev 00 date 3/10/2017 - This is an approved plan of planning permission 213610 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 Highways, WBC Trees & Landscape and The Gardens Trust.

- **Condition 5 is part discharged.** An annotated plan has been submitted, however for an Electric Vehicle Charging Strategy is still required and the development must be implemented in accordance with approved details to discharge the condition in full.
- **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). There 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.

The revised landscaping masterplan does not constitute an approved plan for the purposes of this decision as it cannot be revised via a discharge of conditions application (Revised Masterplan PC-BHS-ZZ-XX-DR-L-0100 rev C).

- **Condition 14 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:

