

Our Ref: 07C400468
Your Ref: 252489 / PP-15049075

June 29, 2026

██████████
Wokingham Borough Council
(submitted via Planning Portal)

Dear ██████████

Discharge of Main House Conditions 6 (Drainage), 14 (Tunnel Details), 16 (EMMP), and 17 (Radon)

In relation to Planning Permission 252489 for

"Application to vary condition 2,3,4,5,7 and 8 of planning consent 213587 for the Full application for the proposed erection of 1 no. detached dwelling with associated landscaping. Conditions 2, 3, 4,5, 7 and 8 refers to Approved Plans, Archaeology, Construction Method Statement, Electric Vehicle Charging, CEMP Biodiversity and Detailed Landscaping and the variation is to Substitute drawings, Detailed Landscaping Condition proposed to be varied to for approval of details prior to development above slab level, and to ensure compliance with WSI and trench evaluation, CMS, EVC Strategy and CEMP."

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 Imperium Trust Company. The application has been submitted under the planning portal reference PP-15049075.

Background

The application pertains to the approved Main House at the Strowdes Estate. The planning permission 213587, granted in 2023 was subject to discharge of condition applications covering pre-commencement elements. At the same time, Section 73 applications were submitted proposing to modify elements of the approved proposals.

The first of these (251666) was approved on 01 April 2026 and covers below ground changes to the basement envelope. Essentially the re-designed basement is consolidated to a single level, reducing in depth, but extending further to the west. The second (252489) approved on 30 June 2026 added a sunken garden to the west of the updated basement envelope. The Section 73 permissions referenced above, added two further Conditions relevant to the basement area relating to (16) excavated materials management and (17) radon protection measures, together with an amended condition (3) requiring archaeological investigation of the new western area in compliance with an already approved WSI.

This submission provides details for approval under Conditions 16 (EMMP) and 17 (Radon), together with details of the Drainage System required under Condition 6, and the Tunnel, required under Condition 14.

The below table provides the wording of the relevant condition as per the Decision Notice, together with a schedule of information provided for approval.

Con.	Wording	Submitted information
6.	<i>Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA.</i> <i>The details shall include:</i> <i>A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.</i> <i>Details of the package treatment proposed and confirmation from the Environment Agency regarding the environmental permit.</i> <i>Reason: To prevent increased risk of surface water runoff.</i>	PCY-EWD-MH-XX-RP-C-000001 Drainage and EA Permit Details by Elliott Wood
14.	<i>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.</i> <i>Reason: For the avoidance of doubt, as there is lack of adequate detail on the plans received.</i>	PCY-PBC-EM-ZZ-DR-A-1025 Tunnel Section
16.	<i>No excavation works associated with the basement hereby permitted shall commence until an Excavated Material Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall include:</i> <i>a) The estimated volume and type of material to be excavated;</i> <i>b) Details of the method of excavation and handling of spoil;</i> <i>c) The destination(s) for all excavated material d) Details of any temporary on site storage and duration;</i> <i>e) Details of haulage routes, vehicle numbers and timing of movements;</i> <i>f) Measures to prevent unauthorised deposition, re profiling or the creation of artificial landforms; and</i> <i>g) A timetable for the removal of all excavated material from the site.</i> <i>The development shall thereafter be carried out strictly in accordance with the approved EMMP.</i> <i>All excavated material shall be removed from the site in accordance with the approved timetable and no alteration of ground levels shall take place other than those expressly shown on the approved plans.</i>	Excavated Materials Management Plan by Size Group

Reason: To ensure that excavated material arising from the basement excavation is managed and removed in a controlled manner and does not result in the deposition of spoil, alteration of ground levels, or creation of artificial landforms which would cause harm to the character, appearance and historic landscape significance of the Grade II Registered Park and Garden, having regard to the sensitivity of the site and the impacts of the development as varied.

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- 17 *Prior to the excavations works for the construction of the basement, the developer shall submit a scheme for radon protection measures in accordance with Building Regulations Approved Document C.*

- BGS Radon Advisory Report
- Precautionary Measures Details

The development shall be carried out in accordance with the approved scheme, and post-construction testing shall be undertaken to verify radon levels are below the national action level. Evidence of compliance shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling

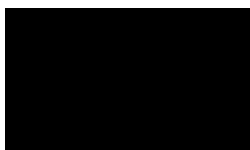
Reason: To ensure that risks from ground gases and land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

This application is accompanied by the application forms and the requisite fee of £309.00 (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 (janet-sarah.jones@avisonyoung.com).

We look forward to receiving confirmation of validation of the application.

Yours Sincerely



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For and on behalf of Avison Young (UK) Limited