

MEMORANDUM

From:	Catherine Brimble Senior Landscape Officer		
Service	WBC Landscape and Trees	App No:	261579
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 252489 dated 01.07.2026. Condition 6 relates to drainage details, 14 to tunnel details, 16 to excavated material management plan, 17 to radon protection measures.		
Type of Development:			
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☒ Objection due to the reason(s) **stated below**

Comments On Proposal

Condition 6 – Drainage details

No comment.

Condition 14 – Tunnel details

My understanding of the requirements of this condition is to provide full details of the whole length of the tunnel including a number of sections (cross and longitudinal) plus details of the tunnel and amphitheatre entrance and how this relates to the wider landscape (existing and proposed ground levels.)

Only one tunnel section has been provided, and this gives no details as to whether the ground level shown above, is the existing ground level or future proposed level.

We will therefore require substantially more details regarding the tunnel as required by this condition.

Condition 16 – Excavated material management plan

An Excavated Materials Management Plan has been provided to discharge this condition. I have the following comments to make on this document:

1. No calculation is provided in this document for the amount of excavated material required for the construction of the proposed lake / water features and this will need to be provided.
2. The plan showing areas of the topsoil and subsoil storage on page 2 of the document will need to take account of existing parkland trees that will be retained as part of the scheme.
3. This plan also indicates eastern and western proposed landform areas which have not been agreed. It is essential that we have a detailed understanding of the full extent of level changes and proposed mounding across the whole of the site and these details will need to be provided alongside a revised landscape masterplan which I believe will be submitted as part of a future application. I therefore suggest that these new landform areas denoted as grey and blue are removed from this drawing.
4. This document indicates that 62,820m³ of chalk will be excavated to construct the main house, west wing basement, sunken garden and sub-basement (no volume is given for the lake). Approximately 7000m³ will be used as back fill batters around the main house, however this will leave approximately 55,800m³ of chalk to be removed. Although this condition requires all excavated materials will be removed from the site, the document indicates that the excess chalk will be used to create a number of landscaped mounds as shown on the plan on page 4 and these are different in extent and location than the proposed mounds shown on page 2 of the document. As stated in point 3 above, we will need to understand the full extent of the proposed mounding across the site and full details provided. The requirement to remove excess material was so that artificial mounding or landforms should not cause harm to the sensitive character and appearance of the Grade II Registered Park and Garden. I therefore suggest that all reference of reuse on site apart from the backfilling around the house is removed from the document until we have agreed a sensible and appropriate approach to the reuse of some material to create naturalistic mounding in a few key areas.

It is important that this is resolved quickly as work has already commenced on site with storage of excavated materials taking place around the parkland.

Condition 17 – Radon protection measures

No comment.

Date:	14 th August 2026	Signed:	C. Brimble
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