

Our Ref: 07C400468

Your Ref: 213587

April 11, 2025

Wokingham Borough Council
(submitted via Planning Portal)

Dear Sir/Madam

Discharge of Conditions 3 (Archaeology), 4 (Construction Method Statement) and 7 (CEMP (Biodiversity))

In relation to Planning Permission 213587 for construction of 1 no. detached dwelling with associated landscaping.

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-13924174.

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>Construction Method Statement - No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:</i> <i>a) details of construction access</i> <i>b) details of the haul routes to be used to access the development; c) the parking of vehicles of site operatives and visitors,</i> <i>d) loading and unloading of plant and materials,</i> <i>e) storage of plant and materials used in constructing the development, f) details of turning area for delivery and construction vehicles,</i>	• Construction Method Statement by Beau Bespoke

g) details of measures to prevent mud from vehicles leaving the site during construction;
h) appointment of a Construction Liaison Officer and appropriate monitoring and review mechanisms.

7	<i>CEMP: Biodiversity - 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 by Land & Water
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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 7 – 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