

Date: 15 May 2025
Application: 250770



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 213588**

Application Number: 250770

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 213588 dated 15.09.2023. Condition 4 relates to landscaping.

This application relates to discharge of condition 4 of planning permission 213588 dated 15 September 2023. This permission was a *“Full application for the proposed erection of a gatehouse ancillary to Strowdes house”*.

Condition 4 states:

“Landscaping - No development shall take place above slab level until full details of both hard and soft landscape works for that phase (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*
- c) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate*
- d) 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*
- e) hard landscaping materials including samples*
- f) minor artefacts and structures including specifications for the product and its installation*

g) 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
h) measures required for ecological mitigation.

ii) 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”

The submitted documents comprise:

- a) Cover letter dated 24 March 2025
- b) Landscape Specification Rev A dated 19.3.2025 by Bradley-Hole Schoenaich Landscape Architects
- c) Strowdes Estate Report pursuant to discharge of landscape conditions by Bradley-Hole Schoenaich Landscape Architects
- d) Landscape Plan – Gatehouse and Parking PC-BHS-ZZ-XX-DR-L-0103

Other documents submitted with the application which do not relate solely to this condition and include works outside both the red and blue lines of this application and therefore cannot be considered as part of this application. Revised documents were received on 31 July 2025 in relation to the below.

- Wider site roads PC-BHS-ZZ-XX-DR-L-0201
- Wider site fencing gates and deer grid PC-BHS-ZZ-XX-DR-L-0200
- Wider landscape planting, haha and mounds PC-BHS-ZZ-XX-DR-L-0200 A
- Lake Section 1 & 2 PC_BHS_ZZ_XX_DR_L_0300
- Wider landscape tree and hedge planting PC_BHS_ZZ_XX_DR_L_0400
- Hard details – Gates, fencing and cattle grids PC-BHS-ZZ-XX-DR-L-0600

Consultation has been undertaken with the WBC Trees and Landscape Officer.

Condition 4 is not discharged.

The details within drawing PC-BHS-ZZ-XX-DR-L-0103 indicate unacceptable level changes/mounding to the west of the Gatehouse. The submitted plans also propose development outside both the red and blue lines of this application, this should be revised to relate to this application. The proposed parking is not in accordance with the approved plans or landscape masterplan (Proposed Landscape Masterplan 051_1101 Dated 18/10/2017) which indicate reinforced grass occasional parking rather than a formally laid out area and roadway (see approved plan P-G-004-XX-005).

Yours sincerely,
Development Management & Compliance

Authorised by: *BJC*