

Our Ref: 07C400468
Your Ref: TBC / PP-15057047

July 03, 2026

FAO Helen Maynard
Wokingham Borough Council
(submitted via Planning Portal)

Dear Helen

Staff Village Revised Proposals – Full Planning Application

“Erection of 3no. single storey staff residential units, together with ancillary structures, landscaping and access.”

Land at Stowdes Estate, Culham Lane, Remenham, RG10 8NU (Easting 478330, Northing 180828) – please note that proposed access is via Kenton’s Lane

On behalf of my client Imperium Trust Company Please find enclosed details of a full planning application for a revised configuration of the previously approved staff accommodation, sited within the existing walled garden within the southern part of the Estate. The application has been submitted under the planning portal reference PP-15057047.

As discussed at pre-application stage, while this application is a fresh full application, it is effectively a reconfiguration of a proposal for the same use that secured permission in September 2024 (ref: 240847).

The rationale is to provide an enhanced architectural approach and more flexible staff accommodation, that is embedded into a working cottage garden, which can provide a significant contribution to food usage on the estate.

A full schedule of submitted drawings and documents is provided below.

	Ref:	Rev	2026 Proposal Reference	Scale	Size
DRAWINGS					
PCY_LAL_ZZ_ZZ_DR_A_	P0001	P03	Location Plan	1:1000	A1
PCY_LAL_SV_ZZ_DR_A_	P0002	P03	Site Plan - Staff Village	1:500	A1
PCY_LAL_SV_ZZ_DR_A_	P0003	P03	Staff Village Proposed Plan	1:200	A1
PCY_LAL_SV_ZZ_DR_A_	P0004	P03	Approved/Proposed Comparative Block Plan	1:200	A1
PCY_LAL_SV_ZZ_DR_A_	P0005	P03	Approved/Proposed Comparative Elevations & Sections	1:200, 1:500	A1
PCY_LAL_SV_00_DR_A_	P0006	P03	Unit A - Ground Floor Plan	1:50	A1
PCY_LAL_SV_RF_DR_A_	P0007	P03	Unit A - Roof Plan	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0008	P03	Unit A - Sections	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0009	P03	Unit A - North & East Elevations	1:50	A1

PCY_LAL_SV_ZZ_DR_A_	P0010	P03	Unit A - South & West Elevations	1:50	A1
PCY_LAL_SV_00_DR_A_	P0011	P03	Unit B - Ground Floor Plan	1:50	A1
PCY_LAL_SV_RF_DR_A_	P0012	P03	Unit B - Roof Plan	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0013	P03	Unit B - Sections	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0014	P03	Unit B - North & East Elevations	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0015	P03	Unit B - South & West Elevations	1:50	A1
PCY_LAL_SV_00_DR_A_	P0016	P03	Unit C - Ground Floor Plan	1:50	A1
PCY_LAL_SV_RF_DR_A_	P0017	P03	Unit C - Roof Plan	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0018	P03	Unit C - Sections	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0019	P03	Unit C - North & East Elevations	1:50	A1
PCY_LAL_SV_ZZ_DR_A_	P0020	P03	Unit C - South & West Elevations	1:50	A1
PCY_LAL_SV_XX_DR_A_	P0021	P03	Staff Village Materiality	1:50	A1
PCY_LAL_SV_ZZ_DR_	00001	P01	Existing Site Plan and Wall Survey	1:200	A1
PCY_LAL_SV_ZZ_DR_	00002	P01	Existing Wall Elevations and Proposed Repairs	1:200	A1
PCY-LAL-SV-ZZ-SP-A-	00001	P01	Wall Schedule of Works	N/A	N/A
PCY-MBS-SV-ZZ-DR-L-	P1000	P02	Landscape Plan and Levels	1:250	A1

REPORTS

PCY_LAL_SV_XX_RP_A_	P0022	03	Design and Access Statement	N/A	N/A
			Planning Statement		
			Heritage Statement		
			Landscape Visual Appraisal		
			Arboriculture Impact Assessment		
			Ecological Impact Assessment		
			BNG Baseline Map		
			BNG Post-Development Map		
			BNG Condition Assessment		
			BNG Metric		
			Archaeology Extracts		

Please note the following relevant information:

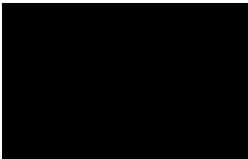
- **LPA Application Fee** - This application is accompanied by application forms, updated CIL information forms, and the requisite fee of £1,830.00 (calculated as 3x £610).
- **Ownership** - The application site red line crosses over onto a small area of the highways verge at the Kentons' Lane access point, and as a result notice under article 13 has been served on Wokingham Borough Council as the owner of this land. A s.278 agreement or similar will be sought to formalise these works.
- **Biodiversity Net Gain** - The proposal's red line has been extended to accommodate planting and habitat enhancement measures beyond the baseline of 2.10 units, to a post-development score of 2.39 units, equating to an on-site gain of 13.82%. The bulk of

this gain is to be delivered via approx. 800sqm of new areas of woodland and mixed scrub immediately adjacent to similar habitat to the south-east of the walled garden.

If you require any further information or wish to discuss this application, please do contact me.

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

Yours sincerely



David Williams

Associate Director

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For and on behalf of Avison Young (UK) Limited