

Our Ref: 07C400468

Your Ref: 213610

September 15, 2026

Wokingham Borough Council
(submitted via Planning Portal)

Dear [REDACTED]

Discharge of Conditions 7 (Tree Protection), 8 (Detailed Landscaping) and 9 (Visibility Splays)

In relation to Planning Permission 213610 for Construction of Estate Management Buildings and associated works.

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-15227860**.

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

While there are alternative proposals being progressed at the Estate via Section 73 amendment applications in relation to the Main House and Estate Management Building, it is still the intention to discharge the remaining pre-commencement conditions which pertain to the originally permitted Estate Management Building (213610) and associated approved landscape masterplan.

Other relevant context is the package of Estate-wide landscape details (approved under discharge of condition application 252086 in November 2025 in relation to the Main House).

Con.	Wording	Submitted information
7	<i>Protection of Trees –</i> <i>a) No development or other operation shall commence on site until an Arboricultural Method Statement and Scheme of Works which provides for the retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837: 2012 has been submitted to and approved in writing by the local planning authority. No development or other operations shall take place except in complete accordance with the details as so-approved (hereinafter referred to as the Approved Scheme).</i>	• Practicality Brown Consolidated Tree Report Parts 1-2 • Practicality Brown Arboricultural Addendum 04-09-2026

b) No operations shall commence on site in connection with development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening or any other operation involving use of motorised vehicles or construction machinery) shall commence until the local planning authority has been provided (by way of a written notice) with a period of no less than 7 working days to inspect the implementation of the measures identified in the Approved Scheme on-site.

c) No excavations for services, storage of materials or machinery, parking of vehicles, deposit or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within an area designated as being fenced off or otherwise protected in the Approved Scheme.

d) The fencing or other works which are part of the Approved Scheme shall not be moved or removed, temporarily or otherwise, until all works including external works have been completed and all equipment, machinery and surplus materials removed from the site, unless the prior approval of the local planning authority has first been sought and obtained.

Reason: To secure the protection throughout the time that the development is being carried out of trees shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, and to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence
Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

8 Detailed Landscaping - No development shall take place until full details of both hard and soft landscape works (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 including construction of Ha- Ha and amphitheatre c) profiles and construction details of ponds and lakes d) soft landscaping details including planting plans, schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate e) a Landscape Specification document covering soft landscaping (including site preparation, cultivation, plant	EMB Specific Details - PC-BHS-ZZ-XX-DR-L-0102 Estate Management and Amphitheatre - PC-BHS-ZZ-XX-DR-L-0603 Estate Management and Amphitheatre Site-wide Landscape Scheme as approved under Main House Discharge 252086 0772 -2025-03-19 Landscape specification
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	<i>handling and other operations associated with plant and grass establishment) and hard landscaping including all construction works such as paths, bridges and retaining walls</i> <i>f) hard landscaping materials including samples</i> <i>g) minor artefacts and structures including specifications for the product and installation.</i>	• 0772 2-02 250324 Summary Report • PC-BHS-ZZ-XX-DR-L-0301 Amphitheatre Plan and Section • PC-BHS-ZZ-XX-DR-L-0401 Wider landscape planting-haha-mounds • PC-BHS-ZZ-XX-DR-L-4000 Wider landscape, trees, and hedges • PC-BHS-ZZ-XX-DR-L-2001 Wider Site Road • PC-BHS-ZZ-XX-DR-L-0300 Lake sections 1 – 3 • PC-BHS-ZZ-XX-DR-L-0301 Amphitheatre Plan and Section • PC-BHS-ZZ-XX-DR-L-2000 Fencing, gates and deer grid plan PC-BHS-ZZ-XX-DR-L-6000 Fencing, gates and deer grid details
9	<i>Prior to commencement of development, the following shall be submitted to the Local Planning Authority for approval in writing:</i> <i>a) Plans showing appropriate site lines on either side of the site entrance(s).</i> <i>b) A scheme showing demonstrating the removal of undergrowth within the site lines and the continued maintenance of the site lines.</i> <i>The scheme (b) shall be implemented prior to commencement of development and continued in perpetuity.</i> <i>Reason: To ensure the safety of highway users.</i>	<u>For Approval</u> • PCY-EWD-ZZ-03-DR-H-0300-P03 EMB Northern Access • PCY-EWD-ZZ-05-DR-H-0300-P03 EMB Southern Access <u>For Information</u> • PC-BHS-ZZ-XX-DR-L-0201 rev B- Wider site roads (approved under discharge of condition application 252086 in November 2025 in relation to the Main House permission)

Condition 8 - Ecology Consultation Response;

Summary:

The Ecology response request a metric showing at least a 1% BNG - The proposed grassland BNG enhancement was considered in the 213610 Officer Report to constitute a gain of over 10%. There was a metric submitted alongside this stating that this would be +16% (attached for information). The Report confirmed that 1.6ha area of grassland enhancement was considered to deliver this (subject to recommended planting mix and density). On this basis, and given that

the permission pre-dates statutory BNG requirements, the landscape scheme as submitted is capable of delivering well in excess of 1%. Please see further detail below on the Biodiversity Enhancements.

Further detail is below:

The Ecology Response requests submission of a BNG metric to demonstrate at least some net gain (i.e. minimum 1%) to align with WBC policy.

Having reviewed the consultation responses and Case Officer Report from the original permission 213610, the Report included a verbatim consultation response from the WBC Ecologist. While this questioned some detailed elements of the provision, it concluded that:

"Having looked at the units generated in the Defra metric calculator if an enhancement area of 1.62ha is used, I am convinced that a 10% habitat biodiversity net gain could be achieved if 1.62ha of enhancement within the blue line is secured against this development."

The final detail of the grassland enhancement could be resolved through revision and agreement of a detailed Integrated Estate Management Plan (IEMP). I therefore recommend that, if permission is granted, a planning obligation is secured to seek submission and approval of a revised IEMP with this specific enhancement measure as a set objective."

The consultation response quoted in the Officer Report, also listed 9 additional recommended species to meet the target enhancement, including a request for higher density plug planting. All of these requested wildflower species have been included in the schedule on Drawing 0102 Rev.C. This plan was previously approved under Main House Condition C.08 Landscaping (252086) and was submitted alongside current application to discharge the EMB condition C.08 (261247) – attached for ease of reference.

The submitted landscape plans show c.2ha of 'Semi-improved calcareous grassland' in the area between the main house red line, and the EMB complex (shaded pink on the submitted plans), plus around 100 new trees in this area alone.

In response to the queries on the management regime, the below points are included in the submitted IEMP addendum:

- *"W12 Seek to regrade and restore areas of grassland to recreate the sensibility of place and achieve the balance of grassland to woodland of the 18th/19thC Estate"*
- *W23 Retain, where possible, all areas of lowland calcareous and species-rich neutral grassland"*

- *Maintain and enhance botanical interest of lowland calcareous and species rich neutral grassland through potential introduction of sustainable livestock grazing or mowing*
- *Increase the botanical and wildlife interest of the former golf course grasslands by maximising grassland connectivity across the site and reducing the frequency of mowing to create both long and short grass areas*
- *Avoid the use of fertiliser or herbicide on lowland calcareous grassland and species-rich neutral grassland"*

In addition, the landscape specification (approved under Main House Condition C.08 Landscaping (252086) and submitted alongside current application to discharge the EMB condition C.08 (261247)), also provides installation guidelines, first year management regime, and ongoing maintenance requirements (the latter are quoted below):

"651 Maintaining S07A CHALK MEADOW and S07B SEMI-IMPROVED CALCAREOUS GRASSLAND once established

1. Shallow soils: One or two cuts at the end of the summer, or occasional light grazing, may be all that is required to maintain diversity and interest.

2. Deeper soils: Best results are usually obtained by traditional meadow management based around a main summer hay cut in combination with autumn and possibly spring mowing or grazing.

Meadow grassland is not cut or grazed from spring through to late July/August to give the sown species an opportunity to flower.

3. Hay cut: After flowering in July or August. Cut back with a scythe, petrol strimmer or tractor mower to c 50mm. Leave the 'hay' to dry and shed seed for 1-7 days then remove from site.

4. Mow or graze re-growth: Through to late autumn/winter to c 50mm and again in spring if needed."

Application Fee etc

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.

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

Yours Sincerely

**AVISON
YOUNG**



David Williams
Associate Director



For and on behalf of Avison Young (UK) Limited

Appendix 1 – Landscape Drawing Schedule