

Our Ref: 07C400468

Your Ref: 213610

July 17, 2026

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

Dear Helen

Discharge of Conditions 7 (Tree Protection), 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-15097297.

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 (see Appendix 1).

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 1-3 We note that comments were previously provided by the Council's landscape and tree officer. These are summarised under Appendix 3.

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.

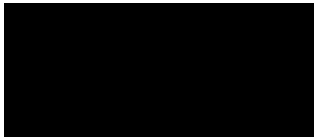
9	<i>Prior to commencement of development, the following shall be submitted to the Local Planning Authority for approval in writing:</i> <i>a) Plans showing appropriate site lines on either side of the site entrance(s).</i> <i>b) A scheme showing demonstrating the removal of undergrowth within the site 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)
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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



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For and on behalf of Avison Young (UK) Limited

Appendix 3 – Previous Comments (250919)

We will need to understand how changes to existing site levels will impact on existing trees. Any level changes will need to be outside the RPA's of the existing trees.	<i>As per the approved landscape details which show the location of mounding and levels changes (approved under DOC application 252086 in November 2025), relating to the approved 2023 Masterplan, there are no changes in levels near to existing trees</i>
The effects of the location of some of the temporary vehicle passing places, the temporary haul road and the contractors parking on existing trees will need to be considered, as there appears there will be some conflict between these temporary features and existing trees to be retained. If there are conflicts, changes will need to be made to the site set up.	<i>These queries have been previously raised in relation to the Construction Method Statement Condition – and drawings were amended to remove the temp haul road along the eastern boundary that went through the protected trees, and amend the layout of the contractor parking which conflicted with ancient woodland. A review of the temp passing places was also undertaken to ensure that they avoided existing trees/RPAs. The CMS was approved under application 250918 in November 2025</i>
Full tree protection fencing will need to be indicated for the existing tree belt to the east of the proposed estate building as shown on the Fulford-Dobson drawing.	<i>The accompanying updated Tree Report Appendices now includes extracts from the FDA Method and EMB drawing. It is the intention for the EMB protective fencing to follow this approach.</i>
It is not clear if all sections of the maintenance track around the perimeter of the site are existing or not. Clearly if some stretches are proposed then these will need to fully be considered in relation to existing trees and their RPA's.	<i>Based on the approved landscape scheme and specification documents, this is a simple twin track</i> <i>(1. Description: 2 lines of 500mm width type 1 MOT laid to the width of a vehicle tyres</i> <i>2. Base: Compacted ground</i> <i>2.1. Preparation: Remove soil and compact base</i> <i>3. Gravel: Loose laid and compacted</i> <i>3.1. Type: Type 1 MOT or 4/20 clean stone</i> <i>3.2. Thickness: 150mm to Civil Engineers specification)</i> <i>See documents 'PC-BHS-ZZ-XX-DR-L-0201 rev B-Wider site roads', '0772-Landscape specification-2025-03-19' (p18 part 170), and '0772 2-02 250324 Summary Report' approved under DOC application 252086 in November 2025</i> <i>I understand that this is essentially a farm maintenance track, with two tracks of crushed aggregate to stabilise the ground, similar to the below example.</i>

	
Is ground protection required for any parts of the site, in particular the double avenue of limes where specific tree spade equipment to transplant the trees in temporary locations during the development works may cause some compaction to the RPA's of trees being transplanted.	<i>To be updated/clarified in method addendum to follow</i>
Details of no-dig surfacing is required within the AMS, whether it is provided by the Arb Consultant or Engineer.	<i>The accompanying updated Tree Report Appendices now includes extracts from the FDA Method including the proposed No Dig Solution.</i>
It is not clear why some of the fencing shown on the TPP's are open ended (i.e. for group T015) as access can be gained into this area where there is no fencing proposed.	<i>To be updated/clarified in method addendum to follow</i>
Is there any planned tree work (pruning or crown lifting) proposed? This will need to be indicated and specified in the AMS.	Understand this is not planned
Details of specific site visits and monitoring visits by the Arb Consultant will need to be detailed in the AMS. Any site visit reports (and photos) will need to be provided to Wokingham Borough Council.	<i>To be updated/clarified in method addendum to follow</i>
The TPP's should have a key drawing at a scale which is easier to work out where each drawing is located. This could be achieved if all plans are indicated on the key drawing with the specific plan highlighted.	This is now provided under Tree Report appendix 3