



**WOKINGHAM  
BOROUGH COUNCIL**

## **TOWN AND COUNTRY PLANNING ACTS**

**TOWN AND COUNTRY  
PLANNING (ENGLAND) 1990**

Mr David Williams  
Avison Young  
St Catherines Court  
Berkley Place  
Clifton, Bristol  
BS81BQ

### **NOTIFICATION OF APPROVAL OF PLANNING PERMISSION**

**Application Number:** 251666  
**Applicant Name:** Imperium Trust Company  
**Site Address:** Strowdes Estate, Culham Lane, Remenham, RG10 8NU  
**Proposal:** Application to vary condition 2 of planning consent 213587 for the proposed erection of 1 no. detached dwelling with associated landscaping. Condition 2 refers to Approved Details and the variation is to update the plans to reflect changes to the basement layout.  
**Date of Decision:** 1 April 2026

Wokingham Borough Council in pursuance of its powers under the above Acts and Regulations hereby **grants permission** for the above development to be carried out as stated in the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

#### **Conditions and Reasons**

1. Application of original conditions - Nothing herein contained shall be deemed to affect or vary the conditions imposed by planning permission

213587 dated 15 September 2023 which conditions shall remain in full force and effect save in so far as they are expressly affected or varied by this permission.

Timescales - The development hereby permitted shall be begun before the expiration of three years from the date of the original permission

i.e. 15 September 2023

*Reason: For the avoidance of doubt and to ensure that the conditions imposed on the original permission remain in force other than as expressly hereby varied.*

*In pursuance of s.91 of the Town and Country Planning Act 1990 (as amended by s.51 of the Planning and Compulsory Purchase Act 2004).*

2. Approved Plans – This permission is in respect of the submitted application plans and drawings numbered: Site Location Plan 0001 PL1 October 2017 Basement Plan PCY-PBC-MH-B1-DR-A -1008 P02 Sub Basement Plan PCY-PBC-MH-ZZ-DR-A -1028 – P02 East & West Elevations  
PCY-PBC-MH-ZZ-DR-A -1015 – P02 North & South Section Plan  
PCY-PBC-MH-ZZ-DR-A -1016 – P02 East & West Section Plan  
PCY-PBC-MH-ZZ-DR-A -1020 – P02 North Elevation PCY-PBC-MH-ZZ-DR-A -1021 – P02 East Elevation PCY-PBC-MH-ZZ-DR-A -1022 – P02 South Elevation PCY-PBC-MH-ZZ-DR-A -1023 – P02 West Elevation  
PCY-PBC-MH-ZZ-DR-A -1027 – P02 North & South Elevations All received by the Local Planning Authority on 14/07/2025 And  
PCY-PBC-MH-B1-DR-A-1009 P02B P05 received by the Local Planning Authority on 26/3/2026

Proposed Landscape Masterplan 051\_1101 (APART FROM THE PROPOSED POND IN THE LOCATION OF 'PIT CLUMP', WHICH IS NOT APPROVED) Surface Water Strategy sheet 1 – 2170453-EW-00-L00-DR-C-1000 REV P1 Surface Water Strategy sheet 2 – 2170453-EW-00-L00-DR-C-1001 REV P1 The development shall be carried out in accordance with the approved details

*Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.*

3. The development shall be carried out strictly in accordance with the WSI (SCHEME OF ARCHAEOLOGICAL WORKPROJECT CONWAY: PHASE 2 V2 dated January 2026 by APS Archaeological Project Services received by the Local Planning Authority on 5 March 2026) including the phased programme of archaeological works set out therein, prior to and during the carrying out of any demolition, groundworks or development

*Reason: The site lies within an area of archaeological potential. The condition will ensure that any archaeological remains within the site are adequately investigated and recorded in order to advance our understanding of the significance of any buried remains to be lost and in the interest of protecting the archaeological heritage of the Borough.*

4. Construction Method Statement - The Development hereby approved shall take place in strict accordance with the Construction Method Statement approved in writing by the Local Planning Authority on 25 November 2025 in respect of discharge of condition application reference 250918.

*Reason: In the interests of the amenities of the area and to protect the Grade II\* Registered Park and Gardens*

5. Electric Vehicle Charging – The development hereby approved shall take place in strict accordance with the Electric Vehicle Charging Strategy and Plans approved in writing by the Local Planning Authority on 15 December 2025 in respect of discharge of condition application reference 252086.

*Reason: In order to ensure that secure electric vehicle charging facilities are provided so as to encourage the use of sustainable modes of travel. Relevant policy: NPPF Section 9 (Sustainable Transport) and Core Strategy policies CP1, CP3 &*

*CP6 and Managing Development Delivery Local Plan policy CC07 and Appendix 2 and the Council's Parking Standards Study Report (2011).*

6. Drainage - Before the development is commenced above slab level, full details of a drainage system for the site shall have been submitted to and approved in writing by the LPA. The details shall include:

A maintenance management plan for the SuDS features throughout the lifetime of the development, as well as who will be responsible for the maintenance.

Details of the package treatment proposed and confirmation from the Environment Agency regarding the environmental permit

*Reason: To prevent increased risk of surface water runoff.*

7. CEMP - The development hereby approved shall take place in strict accordance with the Revised Construction Management Plan Beau Bespoke 21.07.25 P.05 and Revised Project Conway Construction Environmental Management Plan (Biodiversity) dated 20 November 2025 P04 approved in writing by the Local Planning Authority on 25 November 2025 in respect of discharge of condition application reference 250918.

*Reason: To ensure that the proposal is in accordance with ODPM circular 2006/05 guidance on protected species and local plan policies CP7 and TB23.*

8. Detailed Landscaping – The development hereby approved shall take place in strict accordance with the plans approved in writing by the Local Planning Authority on 3 November 2025 in respect of discharge of condition application reference 252086 namely:

Revised Plan 0600 Fence/Gate/Deer Grid received 4 November 2025 • Revised Plan 0602 Rev B Main House Moat/Rills received 4 November 2025 • Revised Plan 0402 Soft Landscaping Section 1 received 4 November 2025 • Plan 0403 Soft Landscape Section 2 received 4 November 2025 • Revised Plan 0401 Rev C Planting/haha received 4 November 2025 Revised Plan 0400 Rev C Trees/hedges received 4 November 2025 • Revised plan 0301 Amphitheatre received 4 November 2025 • Revised Plan 0300 Rev B Lake section received 4 November 2025 • Revised Plan 0201 Rev B Roads received 4 November 2025 • Revised plan 0200 Rev B fencing Gate deer received 4 November 2025 • Revised plan 0101 Rev B Main House received 4 November 2025 • Revised Landscape Specification received 4 November 2025 • Revised Summary Report Landscaping received 4 November 2025 • Main House EV Charger Strategy received 2 September 2025

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: 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. Protection of Trees – No development or other operations shall take place except in complete accordance with the Revised Tree Protection Scheme by Fulford Dobson Associates Ltd and dated 17th November 2022 (hereinafter referred to as

the Approved Scheme), unless otherwise agreed in writing by the Local Planning Authority.

*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.

10. External Materials - Before the development is commenced above slab level, samples and details of the materials to be used in the construction of the external surfaces of the buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall take place in accordance with the approved details

*Reason: To ensure that the external appearance of the building is satisfactory.* Relevant policy Core Strategy Policies CP1 and CP3.

11. Lighting – Prior to their installation, details of a lighting scheme shall be submitted to and approved in writing by the local Planning Authority. The submitted details shall include measures to minimise sky glow and light spillage to neighbouring properties. Such details as may be approved shall be implemented in full before the first use of the development and shall be retained as such thereafter

*Reason: In the interests of the amenities of the area.*

12. Existing Trees, Shrubs and Hedges - No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted wilfully damaged or destroyed, cut back in any way or removed without previous written consent of the local planning authority; any trees, shrubs or hedges removed without consent or dying or being severely damaged or becoming seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the local planning authority gives written consent to any variation.

*Reason: To secure the protection throughout the time that development is being carried out, of trees, shrubs and hedges growing within the site which are of amenity value to the area.* Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21

13. Hours of Work - No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National holidays

*Reason: to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period.* Relevant policy: Core Strategy Policies CP1 and CP3 and managing development delivery Local Plan CC06.

14. Tunnel Details - Prior to commencement of the tunnel, full details, including section drawings, shall be submitted to and approved in writing by the local planning authority. The tunnel shall be implemented as approved.

*Reason: For the avoidance of doubt, as there is lack of adequate detail on the plans received.*

15. Parking to be provided - No part of any building(s) hereby permitted shall be occupied or used until the vehicle parking space has been provided in accordance with the approved plans. The vehicle parking space shall be permanently maintained and remain available for the parking of vehicles at all times.

*Reason: To ensure adequate on-site parking provision in the interests of highway safety, convenience and amenity. Relevant policy: Core Strategy CP6.*

16. No excavation works associated with the basement hereby permitted shall commence until an Excavated Material Management Plan (EMMP) has been submitted to and approved in writing by the Local Planning Authority. The EMMP shall include: a) The estimated volume and type of material to be excavated; b) Details of the method of excavation and handling of spoil; c) The destination(s) for all excavated material d) Details of any temporary on site storage and duration; e) Details of haulage routes, vehicle numbers and timing of movements; f) Measures to prevent unauthorised deposition, re profiling or the creation of artificial landforms; and g) A timetable for the removal of all excavated material from the site. The development shall thereafter be carried out strictly in accordance with the approved EMMP. All excavated material shall be removed from the site in accordance with the approved timetable and no alteration of ground levels shall take place other than those expressly shown on the approved plans

*Reason: To ensure that excavated material arising from the basement excavation is managed and removed in a controlled manner and does not result in the deposition of spoil, alteration of ground levels, or creation of artificial landforms which would cause harm to the character, appearance and historic landscape significance of the Grade II Registered Park and Garden, having regard to the sensitivity of the site and the impacts of the development as varied.*

17. Radon - Prior to the excavations works for the construction of the basement, the developer shall submit a scheme for radon protection measures in accordance with Building Regulations Approved Document C. The development shall be carried out in accordance with the approved scheme, and post-construction testing shall be undertaken to verify radon levels are below the national action level. Evidence of compliance shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the dwelling

*Reason: To ensure that risks from ground gases and land contamination to the future users of the land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors*

## **Informatives**

1. Please note that if the works carried out depart from the scope of this planning permission and a retrospective application under Section 73A is subsequently required, there may be CIL liability implications. The scope of any retrospective planning application will cover the chargeable development for the purposes of CIL, this will include past works that are unauthorised and any additional future works included within the planning permission. If the total floorspace of these works is over 100sqm, they will be liable to pay CIL. In such cases, no CIL exemption can be claimed, and payment will become due immediately as development for which planning permission is granted under a subsequent Section 73A or Section 177(1)

application must be treated as commencing on the day any such planning permission is granted. Any demolished floorspace will not be able to be considered for offsetting if the relevant building is not on the land on the day that the permission is granted.

2. Where this permission requires further details to be submitted for approval, the information must formally be submitted to the Council for consideration with the relevant fee. Once details have been approved in writing the development should be carried out only in accordance with those details. If this is not clear please contact the case officer to discuss.

3. This permission should be read in conjunction with the legal agreement under section 106 of the Town and Country Planning Act dated 15 September 2023 the obligations in which relate to this development.

4. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.

5. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.

Signed

A handwritten signature in black ink, appearing to read 'Justin Turvey', is placed over a light green rectangular background.

Justin Turvey

Head of Development Management - Place & Growth

Date: 1 April 2026

**PLEASE READ THE NOTES ISSUED WITH THIS DECISION NOTICE BELOW**



## **WOKINGHAM BOROUGH COUNCIL**

### **TOWN AND COUNTRY PLANNING ACTS TOWN AND COUNTRY PLANNING (ENGLAND) 1990**

**Other statutory legislation:** This decision notice relates to the above stated acts and regulations only and does not constitute approval under any other legislation.

**The Town & Country Planning (Development Management Procedure) Order:** This decision has been made in accordance with the requirements of the National Planning Policy Framework (NPPF) and in the requirement to work with the applicant in a positive and proactive manner.

**Officer Report:** An officer report explaining the decision will be available to view online.

**Purchase notices:** If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the Council which will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter I of Part VI of the Town and Country Planning Act 1990.

**Appeals to the Secretary of State:** If your application has been **refused** by the Borough Council or **granted subject to conditions** that you are not happy with, you have the right to appeal to the Planning Inspectorate (under Section 78 of the Town and Country Planning Act 1990). This must be within the timeframes set out below. Please note an extension of time for lodging an appeal is unlikely to be granted except in special circumstances.

**12 weeks from the decision date above** in the case of a refusal of a 'householder' application:  
Being the refusal of an application for planning permission to alter or extend a house, or for works within the curtilage of a house; or,  
Being the refusal to approve details submitted as required by a condition imposed on a permission granted for a householder application.

**12 weeks from the decision date above** in the case of a refusal of a 'minor commercial' application:  
Being the refusal of an application for development of an existing building or part of a building currently in use for purposes in Use Classes A1, A2, A3, A4 and A5

where the proposal does not include a change of use, a change to the number of units, development that is not wholly at ground floor level and/or does not increase the gross internal area of the building.

**6 months from the decision date above** in the case of all other appeals made under s78(1) or s20 of the above Acts relating to a decision on a planning application or listed building/conservation area consent application.

**6 months from the decision date above** in the case of any appeal made under s78 (2) of the Act in respect of a failure to give a decision within the statutory period.

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

**In the event of a grant of planning permission, please note the following:**

**Community Infrastructure Levy (CIL):** When planning permission is granted for a development that is CIL the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing 'Form 2', the assumption of liability notice, is a statutory requirement for the liable party(ies) to be completed for all CIL liable applications. Advice on how the Regulations may impact you and how you can properly discharge the relevant legal requirements including paying any relevant CIL charge that may be due is available on our [Community Infrastructure Levy advice \(wokingham.gov.uk\)](http://wokingham.gov.uk) website pages.

**Discharge of Conditions:** This consent may contain conditions that require further approval by submission of an application for approval of details reserved by condition and the appropriate fee. Application forms can be obtained for this purpose by visiting the [Planning Portal](#).

**Street Naming and Numbering for new dwellings:** If this notice relates to approval of new dwellings, please ensure that you contact the Council at least 16 weeks before the commencement on site to arrange for an address and post code to be allocated. Details can be obtained from [streetnamingandnumbering@wokingham.gov.uk](mailto:streetnamingandnumbering@wokingham.gov.uk). Failure to contact the street naming and numbering department at least 16 weeks before commencement on site will result in the addressing and post code for the development being delayed.

**Access to privately owned land:** The applicant is reminded that this permission does not give right of entry to land not in the ownership of the applicant. Permission must be sought from any other landowner(s) if access is required.

**Gas Mains and Services:** Building over a gas main or service that is located within your site could cause damage to pipework or potential gas leaks within buildings. You should check for information relating to services within your site at [Home - LinesearchbeforeUdig \(lsbud.co.uk\)](http://lsbud.co.uk) and contact the Plant Protection Team at SGN on 0800 912 1722 or [plantlocation@sgn.co.uk](mailto:plantlocation@sgn.co.uk). If necessary, contact National Gas Transmission for high pressure gas pipelines on [box.assetprotection@nationalgas.com](mailto:box.assetprotection@nationalgas.com) or 0800 970 7000.

**Building Regulations:** The development subject to this permission may also require Building Regulation approval to ensure it is built to national safety, design, and environmental standards. The Council's Local Authority Building Control (LABC) service offers a full range of plan approval, inspection, and associated services through an ISO9001 nationally accredited team of qualified building surveyors. These surveyors work closely with the Council's planning department to ensure the appropriate construction of your build. To find out more visit the Council's [Building Control website](#) or call 0300 790 0580 to speak to a member of the team.

**Fire Regulations:** In accordance with the Berkshire Act 1986, when Building Regulation applications are submitted for building(s) or extensions, the Local Authority will reject the plans unless, after consultation with the fire authority, they are satisfied that the plans show the following:

- i) That there will be adequate means of access for the fire brigade to the building(s) or the extended building(s); and,
- ii) That the building(s) or extension(s) will not render inadequate any existing means of access for the fire brigade to a neighbouring building.

**Biodiversity Net Gain:** The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- b) the planning authority has approved the plan.

The planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Wokingham Borough Council.

**Biodiversity Net Gain Exemptions and Transitional Arrangements:** There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are set out in [paragraph 17 of Schedule 7A of the Town and Country Planning Act 1990](#) the [Biodiversity](#)

[Gain Requirements \(Exemptions\) Regulations 2024](#), and [The Environment Act 2021 \(Commencement No. 8 and Transitional Provisions\) Regulations 2024](#).

**Biodiversity Net Gain Irreplaceable Habitat:** If the onsite habitat includes irreplaceable habitat (within the meaning of [The Biodiversity Gain Requirements \(Irreplaceable Habitat\) Regulations 2024](#)) there are additional requirements. The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

**Biodiversity Net Gain Section 73(2D):** If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission (“the earlier Biodiversity Gain Plan”) there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted. Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i. do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii. in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

**Biodiversity Net Gain Phase Development:** If the permission which has been granted has the effect of requiring or permitting the development to proceed in phases, the modifications in respect of the biodiversity gain condition which are set out in Part 2 of [The Biodiversity Gain \(Town and Country Planning\) \(Modifications and Amendments\) \(England\) Regulations 2024](#) apply. In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).