

Our Ref: 07C400468

Your Ref: TBC

December 15, 2025

██████████
Wokingham Borough Council
(submitted via Planning Portal)

Dear ██████████

Estate Management Western Car Park and Storage Building Application

"Construction of an ancillary single storey covered open fronted parking and storage structure, for use as part of the Estate Management Building complex and associated landscaping."

At the Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Please find enclosed details of a full planning application for a single storey open fronted parking and storage building submitted on behalf of my client Imperium Trust Company, under the planning portal reference PP-14573608.

The application is submitted concurrently with a Section 73 amendment application, which principally covers the re-siting of the main central estate management building and adjacent eastern car port building 12m to the west (submitted under the planning portal reference PP-14543596).

Since the re-siting would require the western storage building to move outside of the original red line, the building is covered by this separate application. The application also triggers the statutory requirement for 10% Biodiversity Net Gain, hence the inclusion of additional land to the west within the c. 0.5ha red line application site.

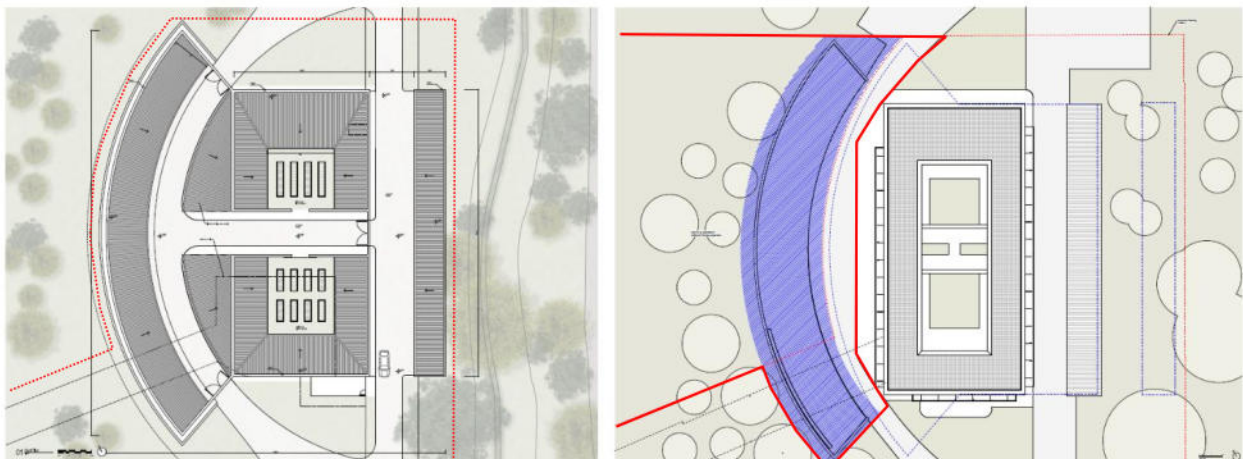


Figure 1. Extract from PB&Co Design Statement, showing approved scheme to the left and re-sited proposed scheme to the right.

The application comprises the following documentation.

Document	Reference
Site Location Plan	PCY-PBC-EM-00-DR-A-1053
Floor Plan	PCY-PBC-EM-00-DR-A-1054
Roof Plan	PCY-PBC-EM-00-DR-A-1054
East-West Section	PCY-PBC-EM-00-DR-A-1054
North Elevation	PCY-PBC-EM-00-DR-A-1054
South Elevation	PCY-PBC-EM-00-DR-A-1054
BNG Basement Map	December 2025
BNG Post-Development Map	December 2025
BNG Condition Assessment Sheets	December 2025
BNG Metric	December 2025
EMB Complex Planning Statement	December 2025
EMB Complex Design Statement	December 2025

Site Context

The proposed building is identical in footprint, form, and scale as that approved under the planning permission 213610 for *erection of a 2 storey Estate management buildings including gardeners accommodation and underground tunnel linking the estate buildings and ancillary to the main house on Strowdes estate, following demolition of 3No dwellings, 1No pool house, garages and outhouses, stables and hay barn*, as approved on 15 September 2023.

The complex as approved is located within the eastern part of the 70 hectare Strowdes Estate, to the west of the boundary with Kenton's Lane. While the wider Estate includes areas subject to some environmental constraints, the Estate Management Building (EMB) complex is located within a predominantly flat and clear portion of the site, and within Flood Zone 1.

The approved EMB complex also largely avoids the designated Registered Park and Gargen (RPG). It is set within an excluded area at the eastern edge of the designation. Limited parts of the buildings (the northern and north-western portions) encroach within the area, together with tunnel and underground storage area to the west.

The subject building to this full application would be sited immediately to the west of the main EMB building, as proposed under the current Section 73 Application. The overall proposal for revised siting does not alter the spacing between the buildings or move them to the north or south. It simply 'slides' the complex of buildings to the west.

By relocating the buildings and the access tracks in this way, a greater degree of separation to the wooded site boundary to Kenton's Lane, and in particular the large mature Oak Tree, immediately to the south-east of the eastern parking storage structure is achieved.

Description of proposal

This application therefore covers:

"Construction of an ancillary single storey covered open fronted parking and storage structure, for use as part of the Estate Management building complex and associated landscaping."

The building has a footprint (GEA) of 585sqm, and has a parapet height of 4.75m, enclosed to the north, south and west, and open fronted to the east, facing the remainder of the EMB complex as proposed. It is designed to accommodate parking / machinery storage, and materials storage associated with the management of the wider Estate.

The application site extends to approximately 0.5ha, incorporating additional land to the west, which will deliver a 22% Biodiversity Net Gain through tree planting.

It is intended that this application is determined alongside the concurrent Section 73 application.

Potential implications of amendments

As noted in the accompanying planning statement and design statement, which principally cover the wider changes to the main EMB building and eastern parking structure, ultimately, it is considered that the majority of the proposed changes have a neutral to positive impact on planning considerations.

In terms of visual impact (relevant to landscape character and Green Belt openness), and spatial impact on Green Belt openness, the wider proposals are considered to have a minor positive impact, through the reduction in height (and mass) of the car port and main buildings. The western building is considered to have a neutral impact.

By relocating the buildings c.12m west, there is a greater degree of separation to the wooded site boundary to Kenton's Lane, and in particular the large mature Oak Tree, immediately to the south-east of the eastern parking storage structure. While a 'no-dig' methodology was included as part of the 2023 permission in this area, more recent structural due diligence highlighted a preferable approach that would reduce risk of any damage to roots, through a minor change to the footprint of the buildings.

It is considered that all other planning and environmental considerations can be resolved within the scope of conditions, some of which have already been progressed under the approved scheme in preparation for initial enabling and construction work (archaeology, construction environmental management and ecology, drainage, and landscape details).

Conclusion

On the above basis, the proposal is considered to result in no material impacts over and above those already considered acceptable when permission 213610 was granted in September 2023.

This application is accompanied by application forms, updated CIL information forms, and the requisite fee of £4,789.00. If you require any further information or wish to discuss this discharge of conditions application, please do contact me, or my colleague [REDACTED]

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

Yours sincerely



David Williams
Associate



For and on behalf of Avison Young (UK) Limited