

Date: 29 October 2025
Application: 252489



**WOKINGHAM
BOROUGH COUNCIL**

WBC Highways

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Highways,

Variation/Removal of Condition Consultation

Application Number: 252489

Applicant: Imperium Trust Company

Site Address: Strowdes Estate, Culham Lane, Remenham, RG10 8NU

Parish: Invalid code

Grid Reference: Easting - 478665, Northing - 181618

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2,3,4,5,7 and 8 of planning consent 213587 for the Full application for the proposed erection of 1 no. detached dwelling with associated landscaping. Conditions 2, 3, 4,5, 7 and 8 refers to Approved Plans, Archaeology, Construction Method Statement, Electric Vehicle Charging, CEMP Biodiversity and Detailed Landscaping and the variation is to Substitute drawings, Detailed Landscaping Condition proposed to be varied to for approval of details prior to development above slab level, and to ensure compliance with WSI and trench evaluation, CMS, EVC Strategy and CEMP.

Case Officer: Rowan Reynolds

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252489. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **26 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	JP		
Service	WBC Highways	App No:	252489
Address:	Stowdes Estate, Culham Lane, Remenham, RG10 8NU.		
Proposal:	Application to vary condition 2,3,4,5,7 and 8 of planning consent 213587 for the Full application for the proposed erection of 1 no. detached dwelling with associated landscaping. Conditions 2, 3, 4,5, 7 and 8 refers to Approved Plans, Archaeology, Construction Method Statement, Electric Vehicle Charging, CEMP Biodiversity and Detailed Landscaping and the variation is to Substitute drawings, Detailed Landscaping Condition proposed to be varied to for approval of details prior to development above slab level, and to ensure compliance with WSI and trench evaluation, CMS, EVC Strategy and CEMP.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

General

The proposal seeks consents for varying the approved plans of Condition 2 and wording of conditions 3, 4, 5 and 7 for Planning Application Reference 213587. This memo responds on submission related to highway grounds.

It is relevant to note that the site is in relation to a previous planning application 250768, and current planning applications 250918 and 251666.

Condition 2 – Approved Plans

The previous comments of 251666 will remain relevant, which is recapped below:

The approved 18 no. of parking spaces at the basement mezzanine will be replaced by 22 no. of parking at the basement and increase the width of the proposed ramps, which are acceptable.

While the Highways have no objection in principle to the variation, it is relevant to note that the applicant is required to increase the driveway clearance to at least 6m wide between the spaces for safe vehicle manoeuvring.

Condition 4 – Construction Method Statement

The Construction Management Plan (P05) has been submitted under 250918 and the same document is being resubmitted. The Highways have no objection to recommend discharging Condition 4.

Condition 5 – Electric Vehicle Charging

A EVC Strategy has been submitted in accordance with the planning decision of 250768.

Two additional EVCPs have been proposed (total 4 no. of EVCP). The Highways have no objection to the proposed positions and specifications of EVCP. This will subject to further authorisation via Building Control.

Conditions & Reasons (if required)

Date:	4/11/2025	Signed:	JP
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