

Date: 4 December 2025
Application: 250919



WOKINGHAM
BOROUGH COUNCIL

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Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 213610**

Application Number: 250919

Applicant Name: Outland

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

Proposal: Application for submission of details to comply with the following condition of planning consent 213610 dated 15/09/2023. Condition 3. Archaeology. 4. Construction Environmental Management Plan. 6. CEMP (Biodiversity). 7. Protection of Trees. 9. Site Lines.

This application relates to the discharge of conditions 3, 4, 6, 7 and 9 of planning permission 213610 dated 15 September 2023.

Condition 3 states:

Archaeology - No development, including any demolition or ground works, shall take place until the applicant or their agents or successors in title have secured the implementation of a phased scheme of archaeological works (which may comprise more than one phase of works) in accordance with a written scheme of investigation, which has been submitted by the applicant and approved by the planning authority. The development shall only take place in accordance with the detailed scheme approved pursuant to this condition.

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.

Condition 4 states:

No development [including demolition and site clearance] shall take place until a Construction Environmental Management Plan (CEMP) to control the environmental effects of the demolition and construction work has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall include measures for:- the control of dust, odour and other effluvia - the control of noise (including noise from any piling and permitted working hours) - the control of pests and other vermin (particularly during site clearance) - The control of noise from delivery vehicles, and times when deliveries are accepted and when materials can be removed from the site. Construction activity shall be carried out in accordance with the approved CEMP.

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

Condition 6 states:

CEMP - No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following: a) Risk assessment of potentially damaging construction activities. b) Identification of biodiversity protection zones. c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements). d) The location and timing of sensitive works to avoid harm to biodiversity features. e) The times during construction when specialist ecologists need to be present on site to oversee works. f) Responsible persons and lines of communication. g) The role and responsibilities on site of an ecological clerk of works (ECOW or similarly competent person. h) Use of protective fences, exclusion barriers and warning signs. The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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.

Condition 7 states:

Protection of Trees – 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). 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.

Condition 9 states:

Prior to commencement of development, the following shall be submitted to the Local Planning Authority for approval in writing. a) Plans showing appropriate site lines on either side of the site entrance(s). b) A scheme showing demonstrating the removal of undergrowth within the site lines and the continued maintenance of the site lines. The scheme (b) shall be implemented prior to commencement of development and continued in perpetuity.

Reason: To ensure the safety of highway users

The submitted documents comprise:

- Cover letter dated 11 April 2025
- Trench Summary dated June 2025 version 2 by Archaeological Project Services received by the Local Planning Authority on 4 July 2025
- Archaeological Evaluation June 2025 by Archaeological Project Services received by the Local Planning Authority on 4 July 2025
- Construction Environmental Management Plan (Biodiversity) revision P04, October 2025 received by the Local Planning Authority on 21 October 2025

Consultations have been undertaken with WBC Highways, WBC Trees & Landscape, WBC Ecology and Berkshire Archaeology.

Providing the development takes place in accordance with the approved documents, the conditions 3, 4 and 6 of planning permission 213610 dated 15 September 2023 can be discharged.

The details submitted with condition 7 are insufficient, an arboricultural method statement in accordance with BS 5837:2012 and will need to show detailed TPP's that also include the proposed development not just the existing site arrangements – see comments from Trees & Landscape Officer sent to Agent on 15 May 2025.

The details submitted for condition 9 do not accord with the original planning permission as they include area outside the red/blue lines.

Conditions 7 and 9 are therefore not discharged.

Yours sincerely,
Development Management & Compliance

Authorised by: 