

Date: 18 August 2025
Application: 251563



**WOKINGHAM
BOROUGH COUNCIL**

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

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr David Williams,

**SUBMISSION OF DETAILS TO COMPLY WITH CONDITIONS OF PLANNING
PERMISSION 240832**

Application Number: 251563

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 240832 dated 2/4/2024. Condition 4 relates to external materials.

This application relates to the discharge of condition 4 of planning permission 240832 dated 6 August 2024.

Condition 4 states:

Before the development hereby permitted is commenced, samples and details of the materials to be used in the construction of the external surfaces of the building/s shall have first been submitted to and approved in writing by the local planning authority. In addition, details of the surface of the access track and construction details shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development hereby permitted. Development shall not be carried out other than in accordance with the so-approved details.

Reason: To prevent increased flood risk from surface water run-off. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

The submitted documents comprise:

- Covering letter dated 13 June 2025

- Materials tracker 09/05/2025 rev WIP.
- Application form

Other documents which are not relevant to this condition were submitted. These do not form part of this approval.

- Wider Site Roads PC-BHS-ZZ-XX-DR-L-0201
- Landscape specification Rev A DATED 19/3/2025
- Stowdes estate report pursuant to discharge of landscape conditions rev A March 2025

No samples of the materials have been provided, although a limited specification has been provided, no colours, or manufacturer details are specified and the quality and type of material can differ in reality from a photograph. Two different finishes for the south portal are shown.

No details have been provided with regard to the surface of the access track and construction details (within the red line of the application. These are both requirements of Condition 4.

Consultation has been undertaken with WBC Drainage Officers and no objections have been raised.

Insufficient information has been submitted to comply with the requirements of the condition and demonstrate that the proposed materials are appropriate for the development or would be acceptable in relation to flood risk. Condition 4 is not discharged.

Yours sincerely,
Development Management & Compliance

Authorised by: 

Condition	Plan Number/Report Details	Date Received	Comments
Condition No.	Insert plan number or report name, date, reference and author	2 July 2025	The condition is discharged in accordance with the approved details.
Condition No.		2 July 2025	The condition is discharged in accordance with the approved details.
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