

Date: 8 September 2026
Application: 261579



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 252489**

Application Number: 261579

Applicant Name: Imperium Trust Company

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

Proposal: Application for submission of details to comply with the following condition of planning consent 252489 dated 01.07.2026. Condition 6 relates to drainage details, 14 to tunnel details, 16 to excavated material management plan, 17 to radon protection measures¹.

This application relates to the discharge of conditions 8, 14, 16 and 17 of planning permission 252489 dated 30 June 2026. The permission was for

“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”.

Condition 6 states:

*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.*

¹ Please note the reference numbers relate to the version 2 of the decision notice as a computer error populated the conditions incorrectly on version 1 therefore it was immediately reissued correctly.

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.

Condition 14 states:

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.

Condition 16 states:

No excavation works associated with the basement and sloping garden 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.

Condition 17 states:

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

The submitted documents comprise:

- Application form dated 6 July 2026
- Cover Letter dated 29 June 2026
- Tunnel Section EMB Condition 14 - PCY-PBC-EM-ZZ-DR-A-10

- 25166 Cond 16 - Excavated Material Management Plan (EMMP)
- C.17 BGS_343220_61016 Radon Advisory Report
- C.17 Radon Precautionary Measures
- PCY-EWD-MH-XX-RP-C-000001 - Drainage Strategy - Elliottwood drainage strategy summary report dated 16/06/2026
- EA permit EPR/LP3422L

Consultations have been undertaken with WBC Heritage, WBC Trees & Landscape, WBC Environmental Health, WBC Drainage.

Condition 8

The submitted details are considered acceptable. No objections are raised by the Drainage Officers. Providing the development is carried out in accordance with the above detail condition 6 **is discharged**.

Condition 14

A tunnel section drawing has been submitted. However, the condition requires the submission of full details of the tunnel prior to commencement. The information submitted does not adequately explain the route of the tunnel, its depth below ground level, existing and proposed ground levels, cross-sections and longitudinal sections, its relationship with the amphitheatre area, construction methodology, drainage, ventilation, servicing arrangements, means of access, or other details necessary to fully understand the design and operation of the proposed development. The submission therefore provides only limited information regarding the tunnel's design and implementation and is insufficient to enable the Local Planning Authority to fully assess the works proposed or determine how the tunnel would be constructed and operated. Accordingly, Condition 14 is **not discharged**.

Condition 16:

Insufficient detail has been submitted to discharge this condition WBC Trees and Landscape Officer raises an objection to the re-use of the excavated material within the wider landscape, this is supported by the Gardens Trust (based on their wider Strowdes responses). Condition 14 is **not discharged**.

Condition 17:

The submitted details are considered acceptable. No objections are raised by Environmental Health Officers. Providing the development is carried out in accordance with the above detail condition 6 **is part discharged**. Once the post development compliance information is submitted to the Local Planning Authority, the condition can be discharged in full.

Yours sincerely,
Development Management & Compliance

BJC

Authorised by: