

MEMORANDUM

From:	Built Heritage Officer		
Service	Green Infrastructure	App No:	250839
Address:	Woodlands House, The Burrow Site, Wargrave Road, Remenham, Wokingham, RG9 2LT		
Proposal:	Full application for subterranean ground strengthening works adjacent to the access track and installation of permeable hardstanding and temporary structures to facilitate the change of use of the area east of the existing building to temporary storage in connection with estate-wide activities. (Retrospective)		
Heritage Asset:	Park Place and Temple Combe – Grade II* Registered Park and Garden		
Site Visit Made:	Yes, public highway only		

Summary Of Recommendations

No Objection – subject to condition

Comments On Proposal

The application proposes the retention of subterranean ground strengthening – specifically to enable contractor parking – which were undertaken in relation to the construction of new estate management facilities granted under application 210519. The open land forms part of the Woodlands House estate, which itself was once part of the wider Park Place estate.

Woodlands House comprises a country estate located on rising land towards the north-western edge of Remenham. The estate lies between White Hill (to the north) and Wargrave Road (to the south) where the main entrance to the site is located. This application relates to a secondary entrance off the Wargrave Road to the south-east that serves an area known as ‘The Burrows’.

The Woodlands House estate is located within the Metropolitan Green Belt. While the main house or other estate buildings are not statutorily listed a small section of the estate (lying to the north of the main entrance) falls within the Remenham Henley Bridge Conservation Area and the estate comprises the western-most section of the Grade II* Park Place and Temple Combe Registered Park and Garden.

Planning permission was granted for the redevelopment of the existing buildings at The Burrows under application 210519 for the erection of three new buildings for woodland management purposes. As part of this development, unauthorised

subterranean ground strengthening works undertaken in order to provide a stable surface for contractors parking and the storage of plant and machinery. The works covering an area of 690 sq m of meadow grassland were badly affected by construction traffic in wet weather and it was decided to strengthen the ground here to ensure that parking was in a single area of the site rather than ad hoc as dictated by ground conditions. The works undertaken involved the removal of the existing topsoil, laying of a geotextile membrane with a drainage layer, the laying of a Bodpave 85 reinforced grid topped with clean topsoil layer (improved with agricultural grit and sharp sand) and sown with grass seed.

Retention of the works and for use of occasional parking was proposed and subsequently refused under application 211635. The main concern was not so much the physical alteration to the land, which has resulted in alteration, but with limited change to the appearance, but rather the use as parking. It is this use that brings about the harm to the heritage asset, and similarly the Green Belt. The application asserts the parking function was only used in association with the construction of the estate management buildings, which now complete, has ceased to be a requirement. And whilst this may be the case, the ability to park on this stable surface, or more specifically an area specifically altered for use as a car park remains. As noted above, the physical alteration is not considered harmful – from a heritage perspective – rather the use, and thus provided a condition can be secured which restricts the ability to park on this area (thus reinforcing the application's assertions), this primary objection would fall away.

With respect to the application's secondary proposals, those of woodstores associated with the estate management buildings permitted under 210519, no concerns are raised given the directly associated function and limited built form.

Given the above – provided the restriction of use can be appropriately secure under condition – no objection is raised to the application.

Conditions

Restriction on parking use

Date:	14/05/2025	Signed:	Roderick McDonald Built Heritage Officer
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