

9th April 2026

Planning Service
Wokingham Borough Council

Dear Sir / Madam

APPLICATION NUMBER: 231351 (Outline Application) & 252179 (Reserved Matters)

Proposal: Erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings.

Location: 171 Evendons Lane, Wokingham, RG41 4EH

REF: DISCHARGE OF PLANNING CONDITIONS 5 / 24 / 33 and 36

With reference to the above development and in respect of the information required to discharge the aforementioned planning conditions we hereby submit the following information against those conditions.

Condition 5 - Lighting

For consideration and approval we hereby submit the following information.

- External Lighting Layout from Betton Consulting drawing reference 1678-300 P01

Condition 24 – Delivery and Servicing Plan

For consideration and approval we hereby submit the following information.

- Delivery and Servicing Plan from I-Transport 23 March 2026 Ref: DF/AI/ITB200802-003A

Condition 33 - SUDS Maintenance and Exceedance Routing flow

For consideration and approval we hereby submit the following information.

- Sustainable Drainage Strategy Report by Arc Engineers – September 2025 – refer to Appendix H for the SUDS Management & Maintenance Plan
- Flood Exceedance Routes Plan by Arc Engineers Ref: DR-C-5002- P05

Condition 36 – Bin Store Details

For consideration and approval we hereby submit the following information.

Propco Wokingham Ltd

227 London Rd
Romford
Essex RM7 9BQ
T: 01708 380940

- Refuse Store Details by Hay Associates Ref: B606-T-901-C

We can confirm that the associated Planning Portal fee will be duly paid.

Should you require any additional information, or require clarification of any matter, please do not hesitate to contact me.

Yours faithfully

T.M.Duck

Tom Duck
Development Director
Email – tom@boutiquecarehomes.co.uk