

Date: 29 September 2025
Application: 252179



WOKINGHAM
BOROUGH COUNCIL

WBC Highways

Development Management &
Compliance

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Dear WBC Highways,

Approval of Reserved Matters Consultation

Application Number: 252179

Applicant: Mrs R Ruscoe

Site Address: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham Town

Grid Reference: Easting - 479848, Northing - 166964

Type of Development: Major All other developments

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 231351 for the 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. Reserved Matters to be considered for Landscaping, Siting, Scale and External Appearance.

Case Officer: Benjamin Hindle

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252179. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **27 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Ben Amey, Principal Highways Management Officer		
Service	WBC Highways	App No:	252179
Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.		
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Type of Development:	Major All other developments		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☒ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Introduction

The Local Highways Authority (LHA) would have no objection to RM application no. 252179 on highways and safety grounds. The application is not considered contrary to Local Transport Policy or contrary to the transport paragraphs of the NPPF.

The RM application is for a 64-Bed Care Home on Land at 171 Evendons Lane, Wokingham. The 64-bed care home was granted permission in November 2024.

A Transport Assessment produced by i-Transport dated 20.08.25 has been submitted in support of the Reserved Matters Application.

Vehicle Access and Pedestrian Access

1. The permitted site access arrangements for the site include a new vehicular site access onto Blagrove Lane in the form of a 7.9m wide carriageway,

located broadly opposite the existing property called 'Meadow View'. A new pedestrian crossing with dropped kerbs and tactile paving is proposed.

2. The LHA are satisfied that suitable visibility can be provided from the proposed vehicle access junction. Drawing No. ITL18219-GA-001-Revision D has been provided which demonstrates a 2.4m x 48m visibility splay can be provided which exceeds the 2.4m x 43m visibility splay required by Manual for Streets for a 30mph speed limit.
3. A check of collision data near the access on Blagrove Lane shows there were no recorded collisions causing injury in the most recent 5-year period (the industry standard).
4. Drawing No. ITL18219-GA-001-Revision D also demonstrates that a 1.5m x 48m visibility splay can be provided from the pedestrian crossings proposed along the side of Blagrove Lane.
5. The application also includes a scale drawing with swept path analysis which demonstrates that there is suitable turning space within the site for a Fire Tender 8.68m long x 2.18m wide.

Car Parking

6. The LHA are satisfied with the number of car parking spaces proposed for the 64-Bed Care Home. The parking spaces measure 2.5m x 5.0m which complies with the WBC Parking Space dimensions.
7. 33 car parking spaces are proposed (including 3 disabled parking spaces and 1 motorcycle parking bay).
8. The i-Transport technical note provides an updated parking accumulation assessment which forecasts a maximum parking accumulation of 26 parked cars between 9am – 11am. This indicates that even during the peak demand period, 7 of the 33 spaces would be unoccupied making it unlikely that there would be any overspill of parked vehicles onto the surrounding road network. The care home operator estimates that c.28 FTE staff will be required to operate the care home.
9. A detailed parking assessment was undertaken at the outline planning application stage. In response to the previous outline application, WBC Highways Officers accepted a parking accumulation forecast which identified there would be 2 spare parking spaces within the 35 parking spaces proposed on the site.
10. A parking accumulation forecast was completed to demonstrate that the 35 proposed parking spaces would be suitable to accommodate demands of 50 staff and visitors.
11. The parking accumulation forecasts were based on trip surveys of similar care homes, undertaken by TRICS. TRICS is the national trip generation

database and used to make trip forecasts for planning applications across the UK.

Trip Generation

12. The LHA is satisfied the vehicle trips from the RM application will not have a severe impact on the operation of the surrounding highway network. A calculation of existing and forecast trip generation was made using survey data of similar data from TRICS. TRICS is the National Trip Generation database.
13. The traffic impact of the development was considered in assessment of the outline planning permission and WBC Highways officers confirmed the trips generated by the Care Home will be lower than the site's period use.
14. The sites previous light industrial use was assessed to generate 14 two-way trips in the AM Peak Period and 5 two-way trips in the PM Peak Period. The proposed use was forecast to generate 12 two-way trips in the AM Peak hour and 11 two-way trips in the PM Peak hour. The net change in trip generation accepted at outline stage is provided below:

Table 6.3: Net Change in Traffic Generation

	Morning Peak Hour (0800 – 0900)			Evening Peak Hour (1700 – 1800)		
	Arrivals	Departures	Two-Way	Arrivals	Departures	Two-Way
Extant Use	11	4	15	1	4	5
Proposed Use	8	4	12	5	6	11
Net Impact	-3	0	-3	+4	+2	+6

Source: TRICS and Consultants Calculations (rounding applied)

Electric Vehicle Charging

15. The LHA consider the proposed EV Charging acceptable. 10% of the proposed parking spaces will be provided with EV Charging Points which complies with Table 7.4 of the BREEAM Guidance.
16. The LHA consider 10% compliant with the WBC requirements. The WBC Living Streets Guidance (2019) states in Para E6 that: *'For non-residential land uses including employment, leisure, education and retail, EV Charging points will also be required...the following minimum levels of provision are required: 5% of car parking spaces to be passive and 5% active for proposals of more than 20 spaces'*.

Deliveries and Servicing

17. The application includes swept path analysis which demonstrates the site has suitable turning space to accommodate WBC's large refuse vehicle which is 11.347m long. This is a robust assessment given the proposed care home is expected to operate a private refuse collection service but also demonstrates

the site could accommodate other large delivery vehicles such as delivery vans if required.

Travel Plan

18.A Framework Travel Plan (FTP) has been prepared in accordance with Condition 25 of the Outline Planning Permission. The FTP aims to reduce the number of single occupancy vehicle trips to/from the site by 10 percentage points during 5-years. I-Transport have been appointed as the interim Travel Plan Coordinator.

Recommended Conditions and Informative

CG3: Visibility Splays (Approved)
CH4: No Gates (Highway Reason)
CF4: Parking (As Approved).
CW4: Bin Store (Approved)
CJ4: Travel Plan (Approved)
CJ2: Construction Vehicles
CH8: Construction Method Statement

Date:	28.10.25	Signed:	Ben Amey
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