

**Date:** 22 September 2025  
**Application:** 252185



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Drainage

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Dear WBC Drainage,

**Variation/Removal of Condition Consultation**

**Application Number:** 252185

**Applicant:** N/A

**Site Address:** Thames Wood House Care Home, School Hill, Wargrave, Wokingham, RG10 8DY

**Parish:** Wargrave

**Grid Reference:** Easting - 479017, Northing - 178404

**Type of Development:** Minor All other developments

**Proposal:** Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variation is to update the drawing plans.

**Case Officer:** Kieran Neumann

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 252185. 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 **13 October 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                |        |
|-----------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | NT                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | <b>App No:</b> | 252185 |
| <b>Address:</b>             | Thames Wood House Care Home, School Hill, Wargrave, Wokingham, RG10 8DY.                                                                                                                                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Proposal:</b>            | Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variation is to update the drawing plans. |                |        |
| <b>Type of Development:</b> | Minor All other developments                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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

LLFA received this Application to vary condition 2 of planning consent 222456 for the proposed erection of a new part two storey and part three storey care home building with associated communal spaces, back of house, and service areas, substation, parking and landscaping following demolition of the existing care home and associated ancillary buildings and a change of use of land at the eastern end of the site. Condition 2 refers to approved details and the variation is to update the drawing plans.

While the variation relates to the approved plans, I note that this may have implications for surface water drainage depending on the nature of the changes proposed. If any of the revised drawings alter the layout of hardstanding areas, finished site levels, or the drainage infrastructure itself, this could affect the performance of the previously approved surface water drainage strategy. I therefore request clarification on whether the updated plans include any amendments to the surface water drainage layout, SuDS features, or impermeable area coverage.

If so, the LLFA would need to review the revised drainage strategy to ensure compliance with local and national policy requirements and to confirm that the development will continue to manage surface water effectively without increasing flood risk elsewhere.

| Conditions & Reasons (if required) |            |         |    |
|------------------------------------|------------|---------|----|
|                                    |            |         |    |
| Date:                              | 23/09/2025 | Signed: | NT |