

**Date:** 19 June 2025  
**Application:** 250517



**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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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Drainage,

**Outline Planning Approval Consultation**

**Application Number:** 250517

**Applicant:** Mr Marc Wilson

**Site Address:** Land Off Basingstoke Road, To the south and west of Spencers W

**Parish:** Shinfield

**Grid Reference:** Easting - 471901, Northing - 166069

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

**Proposal:** Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.

**Case Officer:** Helen Maynard

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 250517. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |        |
|-----------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Boniface Ngu<br>Flood Risk & Drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |                |        |
| <b>Service</b>              | WBC Drainage                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b>App No:</b> | 250517 |
| <b>Address:</b>             | Land Off Basingstoke Road, To the south and west of Spencers W.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                |        |
| <b>Proposal:</b>            | Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park. |                |        |
| <b>Type of Development:</b> | Major 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

Responded to on the **17/06/2025** and **uploaded on NEC DM as Drainage Response 2.**

## Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

|              |            |                |              |
|--------------|------------|----------------|--------------|
| <b>Date:</b> | 20/06/2025 | <b>Signed:</b> | Boniface Ngu |
|--------------|------------|----------------|--------------|