

Date: 23 June 2026
Application: 260870



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Drainage,

Discharge of condition Consultation

Application Number: 260870

Applicant: Mrs Rebecca Ruscoe

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

Parish: Wokingham

Grid Reference: Easting - 479847, Northing - 166966

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 260870.

The new details are as follows: **Revised information submitted to overcome Highways and Ecology comments:**

- **Revised Delivery and service plan.**
- **Revised External Lighting and Electrical Services Layout**
- **Revised SuDS Maintenance Strategy Document**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **14 July 2026**. If you need any more information, please do not hesitate to contact the case officer Abi Peacock.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT	To (Case Officer):	Abi Peacock
Service	WBC Drainage	App No:	260870
Address:	171 Evendons Lane, Wokingham, RG41 4EH.		
Type of Development:			
Proposal:	Application for submission of details to comply with the following condition of planning consent 231351 dated 12/11/2024. Condition 5 Lighting. Condition 24 Delivery and Servicing Plan. Condition 33 SUDS Maintenance and Exceedance Routing flow. Condition 36 Bin Store Details.		
Site Visit Made:	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

Further to our previous comments on this application, the applicant has now submitted additional information under Propco's covering letter dated 09/04/2026, which refers to Appendix H of the drainage strategy report.

SuDS Management and Maintenance Strategy, ref 25047, Revision P4 (dated 08/06/2026). Section 3 (Maintenance Responsibilities) confirms that responsibility for the ongoing maintenance of the SuDS features rests with the Care Home Operator, supported by a site-based caretaker/maintenance operative and a term contractor for specialist SuDS/external works maintenance. This arrangement is considered appropriate given the single-ownership operational model of the site and is acceptable to the LLFA.

We also note that Revision P4 incorporates an additional note restricting the timing of maintenance works to the biodiversity/detention basin, reflecting the presence of Great Crested Newt within the site. This restriction is welcomed and should be read alongside any relevant ecological conditions attached to the permission.

On this basis, the LLFA is satisfied that the information now submitted addresses the outstanding requirement, and we recommend **discharge of Condition 33**.

Conditions & Reasons (if required)			
Date:	01/07/2026	Signed:	NT