

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252179
Site Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH
Expiry Date:	27 February 2026
Site Visit Date:	08/10/2025
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.	

PLANNING POLICY	
National Policy	National Planning Policy Framework (NPPF)
Core Strategy (CS)	CP1 – Sustainable Development CP2 – Inclusive Communities CP3 – General Principles for Development CP5 – Housing Mix, Density and Affordability CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and Location of Development Proposals CP11 – Proposals Outside Development Limits CP15 – Employment Development
MDD Local Plan (MDD)	CC01 – Presumption in Favour of Sustainable Development CC02 – Development Limits CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and Construction CC05 – Renewable Energy and Decentralised Energy Networks CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB09 – Residential Accommodation for Vulnerable Groups TB11 – Core Employment Areas TB12 – Employment Skills Plan TB20 – Service Arrangements and Deliveries for Employment and Retail Use TB21 – Landscape Character TB23 – Biodiversity and Development TB24 – Designated Heritage Assets TB25 – Archaeology
Joint Minerals	DM1 - Sustainable Development DM2 - Climate Change – Mitigation and Adaptation

and Waste Plan (JMWP)	DM3 - Protection of Habitats and Species DM4 - Protection of Designated Landscape DM5 - Protection of the Countryside DM7 - Conserving the Historic Environment DM8 - Restoration of Minerals and Waste Developments DM9 - Protecting Health, Safety and Amenity DM10 - Flood Risk DM11 - Water Resources DM12 - Sustainable Transport Movements DM13 - High Quality Design of Minerals and Waste Development DM14 - Ancillary development DM15 - Site History
Wokingham Borough Local Plan Update (LPU)	SS1 – Sustainable development principles SS2 – Spatial strategy and settlement hierarchy SS3 – Development within or adjacent to major and modest settlements SS5 – Development in the countryside SS17 – Transport improvements CE1 – Design principles for efficient buildings CE4 – Supporting a circular economy CE5 – Embodies carbon CE6 – Reducing energy consumption in existing buildings CE7 – Low carbon and renewable energy generation CE8 – Protecting renewable energy generation C1 – Active and sustainable transport and accessibility C3 – Active travel C4 – Green and blue infrastructure and public rights of way C5 – Parking and electric vehicle charging C6 – Technology and innovation in transport ER2 – Employment uses outside of Core Employment Areas ER3 - Supporting the rural economy ER4 – Employment and skills plans H1 – Housing mix, density and standards H7 – Specialist accommodation FD1 – Development and flood risk (from all sources) FD2 – Sustainable drainage NE1 – Biodiversity and geodiversity NE2 – Biodiversity net gain NE4 – Trees, woodland, hedges and hedgerows NE5 – Landscape and design DH1 – Place making and quality design DH2 – Safeguarding amenity DH5 – The historic environment DH6 – Archaeology HC1 – Promoting healthy communities HC4 – Open spaces, sports, recreation and play facilities HC5 – Environmental protection HC6 – Air pollution and air quality HC7 – Light pollution HC8 – Noise pollution HC9 – Contaminated land and water

	HC10 – Odor, fumes and dust
Other	National Planning Policy Guidance (NPPG) Borough Design Guide Supplementary Planning Document CIL Guidance + 123 List Affordable Housing Supplementary Planning Document Sustainable Design and Construction Supplementary Planning Document

PLANNING HISTORY

Application No.	Description	Decision & Date
121432	Application for a residential development of 43 dwellings (including the provision of 14 affordable homes), Provision of open space, a Local area of Play (LAP), creation of a new vehicular access onto Blagrove Lane, improved access onto Doles Lane. Demolition of Rosery Cottage and 171 Evendons Lane.	Withdrawn - 14/09/2012
132312	Application for a residential development of 40 dwellings (including the provision of 16 affordable homes), provision of open space, a Local Area of Play (LAP), creation of a new vehicular access onto Blagrove Lane. Demolition of Rosery Cottage and 171 Evendons Lane.	Refused – 09/05/2013 Dismissed at appeal 17/10/2013 under APP/X0360/A/1 3/2198994
231531	Outline application with all matters reserved except for access, for the proposed 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.	Approval – 12/11/2024

CONSULTATION RESPONSES

Internal

WBC Environmental Health – No objection subject to conditions.
WBC Drainage – No objection subject to conditions.
WBC Highways – No objection subject to conditions.
WBC Growth & Delivery (Planning Policy) – No response received.
WBC Economic Prosperity & Place (Community Infrastructure) – No response received.
WBC Landscape and Trees – Request additional information (information provided).
WBC Health and Wellbeing – No response received.
WBC Built Heritage Officer – No response received.
WBC CIL – Advice provided.
WBC Ecology Newts – No response received.
WBC Ecology – Request additional information (information provided).

WBC Adult Social Care – No response received.

External

Southern Gas Networks – No response received.

Royal Berkshire Fire & Rescue – Advice provided.

Crime Prevention Design Advisor – Advice provided.

REPRESENTATIONS

Parish/Town Council	No comments received
Ward Member(s)	No comments received
Neighbours	No comments received

APPRAISAL

Site Description:

The application site is situated on a large plot of land on the edge of the Wokingham settlement of approximately 0.83 hectares in area, located on the western side of Blagrove Lane and the northern edge of Evendons Lane.

The site is currently occupied by a sui-generis collection of commercial buildings known as 'The Evendons Centre' which has several outbuildings covering the majority of the site, Rosery Cottage (a non-designated heritage asset) sits directly to the west of the site and remains within the applicant's ownership.

In November 2024 outline planning permission was granted for the erection of a 64 bed care home following a committee resolution to approve in February 2024. All matters bar access were reserved which inform the basis of this reserved matters submission.

The topography of the site itself is relatively flat, though a considerable raise in levels is seen from west to east, particularly across Blagrove Lane. A mixture of mature/semi-mature trees and hedgerows occupy the northern, southern and eastern boundaries which serve as a visual and spatial buffer.

Proposal Description:

This submission of reserved matters is pursuant to outline application 231351 approved in November 2024 for *"Outline application with all matters reserved except for access, for the proposed 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."*

The Reserved Matters to be assessed within this submission, without prejudice to the outline planning conditions (of which have been submitted in parallel) are:

- Scale

- Layout

- External Appearance and;
- Landscaping

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The principle of development was approved under outline application 231351 in November 2024. Nothing herein varies this established outline consent, nor the principle of development granted by this permission.

Character of the Area:

Policy CP1 of the Core Strategy requires development to maintain the high-quality of the environment. Bolstering this, policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale, mass, layout, built form, height and character of the area and must be of high-quality design.

R1 of the Borough Design Guide SPD requires that development contribute positively towards and be compatible with the historic or underlying character and quality of the local area.

R9 and NR5 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area. The proposed building height accords with the surrounding vernacular, utilising a 2.5 storey built form.

R2 of the Borough Design Guide requires development to respond to context, including orientation and relating to neighbours. Whilst the proposed care home is not a residential dwelling, it is well located separated from residential form by the man-made intervention of Blagrove Lane and notable landscaping which thus means it benefits from its individual character. Notwithstanding, the orientation of the building (of which bulk and mass is informed by outline parameters) responds positively to the line of terrace dwellings on Blagrove Lane that sit at higher levels of topography from the application site.

R20 of the Borough Design Guide SPD requires consideration of external elements including the bin and cycle storage to avoid proliferation of clutter. Whilst concerns are noted from WBC Trees and Landscape with the nature of the ancillary buildings proposed, these are well screened and spread around the site to support operational function. It is appreciated that WBC Trees and Landscape suggested these elements could be grouped (i.e. garden shed with bin store) however given their independent function it is understood this would not be operationally viable. In assessing the proliferation of built form away from the proposed building, the degree of visual encroachment arising from the siting of ancillary outbuildings to the north, east and

west of the site do not appear visually cluttered, isolated nor harmful to the character and appearance of the area, or within the site itself.

Paragraph 139 of the NPPF states that permission should be refused where it fails to reflect local design policies and government guidance on design. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development.

Scale:

R2 of the Borough Design Guide requires development to respond to context, including incorporating existing features, taking advantage of landform and orientation, relating to neighbours and minimising amenity, iconological and drainage impacts.

R9 and NR5 of the Borough Design Guide SPD note that height, bulk and massing should respond to the local context and the prevailing heights in the area.

The parameter plan approved pursuant to application 231351 established maximum storey heights to 2.5 storey encompassing roof space and dormers. This was secured by conditions 1 and 8 which sought to ensure compliance with the indicative design and access statement. A supplementary design and access statement has been provided which justifies the proposed development in this respect.

This condition further covered the mass of the developable area which was agreed on an within the preceding outline application. This grouped any proposed built form to protect the more sensitive countryside north of the site, furthermore capitalising on the existing 'urban' influence of the Evendons Centre (to be demolished).

With reference to the submitted site plan, the proposal is aligned to the developable area put forward at outline and does not depart from the established principles subject to conditions 1 and 8.

The proposal forms a 'H' shaped block of 2.5 stories which sits at c10.9 metres in height (excluding plant). When justifying the principles established within the outline, an important consideration in terms of street scene and appearance (as well as neighbouring amenity) was the height relative to those dwellings facing the site along Blagrove Lane.

The proposal as shown successfully achieves an adequate relationship with dwellings adjacent, as the site sits on lower ground than those dwellings on the east of Blagrove Lane, meaning the proposed ridge heights would be circa 1.2 metres taller, a reduction to the heights initially proposed following amendments. As visually clarified within the submitted street scene sections, this results in an acceptable relationship that does not appear out of keeping with the character of the area, particularly given the separation of the roadway and dense vegetation.

It is noted that the height of the proposed building when contrasted with Rosery Cottage (to the west of the site) is notably larger by circa 5.8 metres, however, this matter was considered in principle at outline stage, and considering the existing built form on site

with a steep, pitched roof line harms from a more 'grouped' built form are non-detrimental in character and appearance terms.

It is a matter of fact that the built form does naturally have a bulky appearance given its nature and inevitable function. However, this inevitable form inspired by intended function does not depart from the parameters set and is reduced in perception by positive design cues and a mix of materials utilised. This will be discussed in greater detail in the 'appearance' reserved matter section below.

The proposal as shown is of an acceptable scale for the proposed use and aligns to the parameters and principles within the design and access statement as per condition 8 of outline permission 231351. Thus, the reserved matter of 'scale' is acceptable.

Layout:

Alike to the scale of the building put forward, the layout echoes the submitted design and access plan pursuant to the outline consent (secured by condition 8). This centralises the built form in line with the existing previously developed area of land (formerly comprising a sui-generis use).

The building is designed to function as two separate wings, connected by an informal bistro at ground floor level. This aids the function of the building in providing both aged care and specialist dementia care, as well as complies with the parameters plan. In layout terms, this contains the bulk of the building and creates two central 'nooks' with recessed elevations to lessen the perception of excessive mass on site.

The proposed building occupies a large portion of the site, with a ground floor GIA of circa 1488sqm which amounts to circa 20% plot coverage, however, this is aligned to similar plot coverage along Evendons and Blagrove Lane and furthermore does not aerially appear overly cramped on the plot (when viewed in the context of the site plan shown in figure 1).

P2 of the Borough Design Guide SPD ensures that parking is provided in a manner that is compatible with the local character, however, given the nature of the use, this would not be feasible to apply considering local character (excluding the site's existing function) is solely residential. The materials used in the construction of the car park itself would be block paving with the internal access road being constructed of tarmac which are acceptable for the intended use.

Parking provision is shown to the north-east, however, this does not expand outside of the land use parameters approved at outline. WBC Highways raise no objection to the quantum put forward and landscape buffering limits the visual proliferation of urbanising built form. A degree of urbanisation is expected from a development of this scale, however, this inevitable function has been proposed as subservient as possible to the landscape.

R20 of the Borough Design Guide SPD requires consideration of external elements including the bin and cycle storage to avoid proliferation of clutter. A bin store is proposed on the northern boundary of the site, which is located above the car park. Whilst this was not envisaged at outline stage, and advice was provided to internalise

all waste collection, it is appreciated that this is an operational requirement of the end user. It has been successfully landscaped and is to be of acceptable materials utilising natural materials to blend into the hedgerow. Whilst this fails to enhance the character and appearance of the area and a degree of harm arises, this is localised in the context of the proposed development and thus objection is not raised on these grounds.

The proposed cycle store would be located directly adjacent to the principal elevation of the care home, benefit from strong natural surveillance and would not be perceivable from the street scene. This prevents encroachment into the more visually sensitive parts of the site.

With respect to how the proposed building sits on the plot, the southern boundary is proposed to feature a circa 7.5 metre separation distances, which provides some visual relief from the buffered south of the site. In combination with screening to the discussed in the 'landscaping' section below, this should avoid the creation of a hardened edge.

Turning to the eastern boundary, the proposed building is set notably in to the site by circa 20 metres at the closest point. It is appreciated that as per the outline, the footprint is off-set against the access meaning only filtered and angled views of the bulk of the built form would be possible.

On the western boundary, the proposed building is located circa 7.5 metres away from the site boundary. This in part is due to the need to buffer the principal elevation which is more sensitive to public perception and views. This still permits pedestrian and maintenance access and is indicated to be softened by a hedgerow.

Finally, with respect to the northern boundary, the building directly abuts the proposed car park, however, is located circa 35 metres away from the boundary at the mid-point. This has a two-fold positive impact. Firstly, it permits only filtered and oblique views of the building from the public realm whilst retaining the perception of openness, and secondly, prevents excessive encroachment of built form into the open countryside to the north.

Amenity space is shown to the west of the site, which though is modest in scale is considered to be sufficient considering the type of care the applicant provides on-site (focused on end of life and specialist care). The amenity space will be equipped with a garden shed for residents to assist in gardening activities and enjoy contributing to the upkeep of the garden should they wish to do so.

The layout complies with the parameters agreed at outline stage, and the design vision established under condition 8 of the outline consent. Thus, the reserved matter of layout is acceptable.

Appearance:

R11 of the Borough Design Guide SPD requires that housing ensure a coherent street character, including materials and colour, RD6 states the elevations are to be well composed, proportioned and detailed and RD7 requires that materials, colours and details respond to the distinctive elements of the locality.

Considering the site's countryside location, an important consideration at outline stage was to create a softened, architecturally inspired form that does not retain the stark contrast that exists on site at current with the Evendon's Centre whilst still being cognisant of the fact that care homes have strict operational requirements.

The elevations proposed are of positive quality and largely mirror that indicated at outline stage. The principal elevation is proposed to be facing Blagrove Lane, which will provide filtered views through the hedgerow (proposed to be enhanced) to the proposed building. This is aligned with the indicated parameters at outline stage and is more urban in appearance considering this part of the site in part is influenced by the residential form along Blagrove Lane. This is shown in figure 1 below:



Figure 1: Indicative CGI – Principal Elevation

The proposed rear elevation provides pleasant views of the more open countryside to the north/ west and is softened in design with the presence of more natural materials. Where the site is obliquely visible from north, the material palette has been designed to soften and break up the built form, providing a non-institutional, well designed appearance (similar to those seen in modern barn conversions). This is shown below in figure 2:



Figure 2: Indicative CGI – Rear Elevation

Turning to materials, a mixture of cladding and red brick have been utilised with red tiles which mirror those indicated at outline stage. The chosen material palette takes design queues from the existing residential form to the east of the site and more rural surroundings. The use of such a varied material palette softens the bulk of the building through the use of vertical and horizontal breaks in form. Whilst limited in nature, these have a positive impact on the appearance of the building.

With respect to design, the proposal positively utilises recessed elevations which not only provides communal space but also creates a sense of variety in the design, ruling out potential visual monotony often synonymous with a building of this scale. It is appreciated that flat roof dormers have been avoided in the design, and instead smaller pitched roof dormers have been proposed which breaks up the mass of the roof form whilst still permitting suitable third storey use.

Whilst the parameters to some degree limit the built footprint of the proposed building, the applicant has positively created a building of sound design merit that enhances the character of the area, marking a benefit from the existing concrete clad, dilapidated buildings within the Evendons Centre at current.

R8 of the Borough Design Guide SPD states that corner buildings should have positive elevations to both street frontages. The proposal would afford positive natural surveillance to Blagrove Lane in accordance with R6 of the Borough Design Guide SPD, which requires that building frontages provide surveillance and activation of the street. It is understood that the site and its surroundings have recently been subject to anti-social behaviour, and thus an active frontage is a benefit of the development. This natural surveillance is equally afforded to the sides and rear of the site in the same

fashion given the proposal is quad aspect, which given the need of the future occupiers is essential to its proper function.

The proposal is of positive design for its location and takes design inspiration from both the semi-open countryside and surrounding residential form. Whilst ultimately given its intended use the building is of a large scale and to some degree adds additional bulk on site, it is well composed and grouped insofar as to limit encroachment into the more sensitive north. Thus, the reserved matter of appearance is acceptable on this basis.

Landscaping:

Policy CC03 of the MDD Local Plan aims to protect green infrastructure networks, promote linkages between public open space and the countryside, retain existing trees and establish appropriate landscaping and Policy TB21 requires consideration of the landscape character.

R14 of the Borough Design Guide SPD requires well-designed hard and soft landscaping that complements development, which is of particular importance on this site given its relationship with the surrounding open countryside.

Turning to national policy, paragraphs 187 of the NPPF state that development should contribute to and enhance the natural and local environment by:

“b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”

The proposal is accompanied by a detailed landscaping plan of adequate quality, that aligns with outline conditions with respect to hedgerow provision. The use of native planting, hedgerows and trees in combination with ornamental planting will help integrate the development into its countryside surroundings.

Whilst concerns were initially raised by WBC Trees and Landscape with respect to the height of the building and landscape mitigation, revised plans were received which limited the proliferation of built form, decreased building heights, broke up bulk and mass and proposed an appropriate planting mix. This has assisted with the proposal's integration into the landscape, which is acceptable in character terms.

The revision pack equally addressed concerns preliminarily raised by WBC Ecology including utilising more pollen rich species to benefit local pollinators. *Berberis darwinii* 'Compacta' has been used to facilitate this alongside a high proportion of the climbing plants which raises no concerns by WBC Ecology.

It is noted that concerns were raised by both WBC Trees and Landscape and WBC Ecology, with respect to the use of ornamental planting. The applicant has outlined that the shrubs chosen are informed by the site's nature as a care home and thus should be non-toxic, include a mix of textures, colours, and fragrances to create a stimulating environment and provide spaces for reminiscence, such as a memory garden. Thus, given the site's intended function no objections are raised in this respect.

Hedgerow Buffering

Turning to hedgerow buffering, it is appreciated that outline condition 14 required “(a) *Details of buffer zones required to be protected the retained hedgerows, such buffer zones to be a minimum of 10m unless otherwise agreed in writing with the Local Planning Authority.*” It is noted that the north-western edge of the site proposes built form within 3 metres of a hedgerow. Whilst not an ideal scenario, the proposal does replicate the parameters which showed built form in this location and thus deviation from the preferential buffer is acceptable on this occasion and insufficient to raise objection.

Arboriculture

An Arboricultural Report (revision A) including a Tree Protection Plan by Mark Welby dated 13th November 2025 has now been submitted as part of this RM application as requested.

The AIA and Tree Protection Plan have been amended to address the issues WBC Trees and Landscape formerly raised. The following amendments were secured:

- The number of dead stems of Scots Pines identified as group #17 have now been identified.
- The mixed broadleaf hedgerow (# 12) along Evendons Lane is also now shown as being removed as it can't be retained due to proposed level changes.
- The parking bays within the RPA of #28 a category B Oak, are now identified as being of a no-dig construction on the TPP.
- The AIA has now been updated to consider the impacts of the proposed site compound area on the adjacent trees.

WBC Trees and Landscape raise no objection to these amendments and noted that additional planting has been proposed where these removals are now shown.

Accordingly, with the above in mind, the applicant has demonstrated the proposal would not have a detrimental impact on the landscape, or landscape features within the site. On this basis, the reserved matter of landscaping is acceptable.

Neighbouring Amenity:

Overlooking:

R15 of the Borough Design Guide SPD requires the retention of reasonable levels of visual privacy to habitable rooms, with separation of 22-30m to the rear and 10-15m to the street. In this instance, as the proposal is for a 2.5 storey care home, a 30 metre back-to-back standard is reasonable to apply to neighbouring dwellings along Blagrove Lane, as well as to Rotary Cottage.

There are no objections regarding overlooking given separation distances are in excess of the guidance within the Wokingham Borough Design Guide. Furthermore, the site

benefits from being a lower ground than adjoining dwellings which results in the dwellings on Blagrove Lane being of similar height despite sitting at two stories. The proposals separation distance measured from window to window on a 3 storey to 2 storey basis are detailed in the following table:

Property	Standard Used	Distance	Compliant?
Rosery Cottage	Back-to-flank	15.1 metres	Yes
Meadow View	Front to front	43 metres	Yes
Viewlands	Front to front	44.5 metres	Yes
No.1 Blagrove Lane	Front to front	34.2 metres	Yes
No. 3 Blagrove Lane	Front to front	33.2 metres	Yes
No.5 Blagrove Lane	Front to front	32.5 metres	Yes
No.7 Blagrove Lane	Front to front	33 metres	Yes

Overbearing and Sense of Enclosure:

R16 of the Borough Design Guide SPD requires separation distances of 1.0m to the side boundary and 11m to the rear boundary. The proposal complies with this requirement, albeit these standards were derived from residential dwellings as opposed to larger care homes.

Blagrove Lane:

The proposal is set notably away from residential development (circa 40 metres at the closest point as shown above), on an area of lower land levels and thus does not give rise to any detrimental overbearing impacts.

Rosery Cottage:

The proposal's western flank would be located circa 15.1 metres from the blank flank elevation of Rosery Cottage, which lays to the west of the site. This accords with the guidance within the Borough Design Guide and thus is acceptable.

Sunlight and Daylight:

R18 of the Borough Design Guide SPD aims to protect sunlight and daylight to existing properties, with no material impact on levels of daylight in the habitable rooms of adjoining properties.

The applicant has prepared a solar study which shows the proposal would have no impact on light into adjoining habitable rooms at any time of the year. Whilst this is not strictly a BRE compliant sunlight and daylight assessment, applying the 25 degree elevational test and 45 degree plan form test, the proposal would not result in any breaches. Thus no objections are raised on these grounds.

Highway Access and Parking Provision:

Vehicle Access and Pedestrian Access

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.

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.

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).

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.

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. These are acceptable and sufficient to determine the application with on Highway safety grounds, subject to a condition securing the provision of the visibility splays prior to occupation.

Car Parking

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.

33 car parking spaces are proposed (including 3 disabled parking spaces and 1 motorcycle parking bay).

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.

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.

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. 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.

Subject to a compliance condition with respect to the provision of parking, no objections are raised in this respect.

Trip Generation

The LHA is satisfied the vehicle trips from the proposed development 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.

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.

The site's 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)

Figure 3: Net change in traffic generation

Electric Vehicle Charging

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.

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

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

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.

Environmental Health:

Noise and Residential Amenity

The proposed care home is a sensitive use located near existing residential properties and the local road network. Noise from plant, machinery, deliveries, and general activity should be carefully managed to maintain acceptable living conditions. This matter is otherwise secured by condition 30 of outline consent 231351 and is subject to a separate discharge of conditions application, this is not repeated within this reserved matters submission.

Contaminated Land

The site's previous commercial use may have resulted in ground contamination. Although the principle was addressed at outline stage, a precautionary approach should be taken during redevelopment. This is secured by condition 15 of outline consent 231351 and is subject to a separate discharge of conditions application, this is not repeated within this reserved matters submission.

Odour and Kitchen Extraction

The care home will include kitchen and catering facilities that could cause odour if not properly controlled. A suitable extraction and filtration system must be installed and maintained to protect neighbouring amenity. This is secured by condition 31 of outline consent 231351 and is subject to a separate discharge of conditions application, this is not repeated within this reserved matters submission.

Construction Environmental Management

Given the site's location close to residential dwellings, construction works may cause temporary nuisance through noise, dust, and site traffic. Appropriate controls should be implemented through a Construction Environmental Management Plan (CEMP). This is secured by condition 6 of outline consent 231351 and is subject to a separate discharge of conditions application, this is not repeated within this reserved matters submission.

Subject to the submission of the above details pertaining to conditions 15, 30 and 31 WBC Environmental Health raise no objection to the proposed reserved matters.

Flooding and Drainage:

Policy CC10 of the MDD Local Plan requires sustainable drainage methods and the minimisation of surface water flow.

Issue 2 of SMA flood risk and drainage strategy report 7116:FRA dated 31/05/2023, together with its appendices, states that the 0.83ha site, within flood zone 1, falls from north (64.57mAOD) to southwest (62.30mAOD).

Foul drainage is proposed to be discharged into an existing foul network while surface water runoff will be managed via SuDS. A SuDS basin is proposed within this reserved matters submission, of which was envisaged at outline stage, west of the proposed care home building. In more detail, section 3.2.4 of the above report mentions that the site experiences shallow groundwater levels and recommends shallow permeability testing and proposes a 1.5m deep attenuation basin to the SW corner of the site with discharge controlled at 0.4l/s and connecting into an existing surface water sewer.

WBC Drainage outlined that micro-drainage calculations have been done, based on 0.278ha impermeable area, to demonstrate that 246.9m³ of attenuation (Appendix F) will be required to cater for the 1 in 100-year flood event with a 40% allowance for climate change.

Further to consultation, WBC Drainage outlined that there are no flooding for events up to and including the 1 in 100 year flood event with a 40% allowance for climate change, as indicated by the drainage simulation out files attached to the drainage strategy report.

Whilst no objections were raised by WBC Drainage, the LLFA outlined that connection to an ordinary watercourse requires consent. It is understood this matter is progressing separately alongside the open reserved matters and discharge of condition applications. Accordingly, the layout proposed in compliance with the submitted drainage strategy is acceptable.

Ecology:

Policy TB23 of the MDD Local Plan requires the incorporation of new biodiversity features, buffers between habitats and species of importance and integration with the wider green infrastructure network.

The submitted landscaping plan sets out the proposed planting scheme for the site. The species selection proposed aligns with the biodiversity objectives established in the approved Ecological Appraisal pursuant to the outline permission.

Further to an initial request for additional information, the application has selected species and proposed quantities will provide measurable biodiversity benefits including those to pollinators, and the balance between pollinator-focused planting and ornamental species is considered appropriate and acceptable given the justification provided by the applicant. No objections are raised in this respect.

Heritage and Conservation:

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that development must ensure the preservation of any nearby listed building, including its setting, the NPPF requires consideration of the harm to the significance of a designated heritage asset and Policy TB24 of the MDD Local Plan requires the conservation and enhancement of Listed Buildings, Historic Parks and Gardens, Ancient Monuments and Conservation Areas, including their views and setting.

Circa 70 metres north of the application site lays 'Hutts Farm', a collection of 3 Grade II listed farmhouses from the 16th and 17th centuries.

Paragraph 212 of the NPPF outlines that the preservation of designated heritage assets should be afforded significant weight on balance, stating *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance"*.

Whilst no further response has been received to this reserved matters application, it is noted that when assessing the principle of development, WBC Built Heritage raised no objection on harm to adjoining heritage assets on the basis of the very similar indicative form and identical parameters.

The application site also lays adjacent to 'Rosery Cottage' which is a non-designated heritage asset.

Paragraph 216 of the NPPF acknowledges the importance in preserving non-designated heritage assets. This states *"The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

With respect to the non-designated heritage asset of Rosery Cottage, alike to those designated heritage assets further afield, the scale of the building matches that indicated at outline as parameters and design briefs were secured as a part of this approval. In absence of a response, no objections have been raised by WBC Built Heritage.

Archaeology:

Policy TB25 of the MDD Local Plan requires the retention of archaeological sites in situ.

Details pursuant to outline condition 38 (archaeology and WSI), have been submitted and approved under application 251483.

Internal Amenity – Aged Care:

As per the Department of Health's National Minimum Standards, all suites proposed should provide a minimum of 12sq metres usable floor- space (excluding ensuite facilities). Additionally, rooms are required to individually and naturally ventilated with windows conforming to recognised standards.

It is proposed that all bedspaces exceed this statutory requirement, in some instances significantly, combined with a dedicated wet room for all future residents. Thus, no objection is raised on these grounds and weight positively afforded to high quality internal amenity.

Building Sustainability:

Policy CC04 of the MDD Local Plan and the Sustainable Design and Construction SPD require sustainable design and conservation and R21 of the Borough Design Guide SPD requires that new development contribute to environmental sustainability and the mitigation of climate change.

Policy CC05 of the MDD Local Plan encourages renewable energy and decentralised energy networks, with encouragement of decentralised energy systems and a minimum 10% reduction in carbon emissions for developments of 10+ dwellings or in excess of 1000m2. This was applied by outline planning condition.

Condition 35 of the outline permission requires the future development to achieve BREEAM 'very good'. Nothing herein varies this.

Conclusion:

Overall, with the above in mind, the details pursuant to reserved matters layout, scale, appearance and landscaping and acceptable subject to the imposition of conditions and compliance with outline conditions.

Community Infrastructure Levy (CIL):

When planning permission is granted for a development that is CIL liable, the Council will issue a liability notice as soon as practicable after the day on which the planning permission first permits development. Completing the assumption of liability notice is a statutory requirement to be completed for all CIL liable applications.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Conditions agreed:	Not required
Recommendation:	Approval subject to conditions
Date:	23 February 2026
Earliest date for decision:	30 October 2025

Recommendation agreed by: (Authorised Officer)	<i>MC</i>
Date:	24.02.2026

PLANNING CONSTRAINTS/STATUS

- *Countryside development location (Wokingham)*
- *Bat Roost Habitat Suitability*
- *Tree Preservation Order*
- *Thames Basin Heaths SPA Mitigation Zones – 7Km*
- *Potentially contaminated land consultation zone*