

## Section 2. Site Analysis



## Site Location

Located in the Borough of Wokingham, in the Eastheath residential area, southwest of Wokingham town centre.

Falls within the Evendons East Ward.

Outside the settlement boundary on countryside-designated land, but borders the built-up area and is classified as suitable for development in the Council's SHLAA.

Bounded by Evendons Lane and Blagrove Lane; current vehicle access is from the southern boundary on Evendons Lane.

Lies within the 5km to 7km zone of the Thames Basin Heaths Special Protection Area (SPA).



## Site Description

Total site area: approximately 0.83 hectares; part brownfield, part open field/paddock.

'The Evendons Centre' occupies about half the site: includes small commercial units and a large hardstanding for parking.

The rest is a small field/paddock with strong, partially wooded boundaries.

Surroundings are mixed: adjacent to both established and new residential areas (e.g., Redlands Place to the south-west).

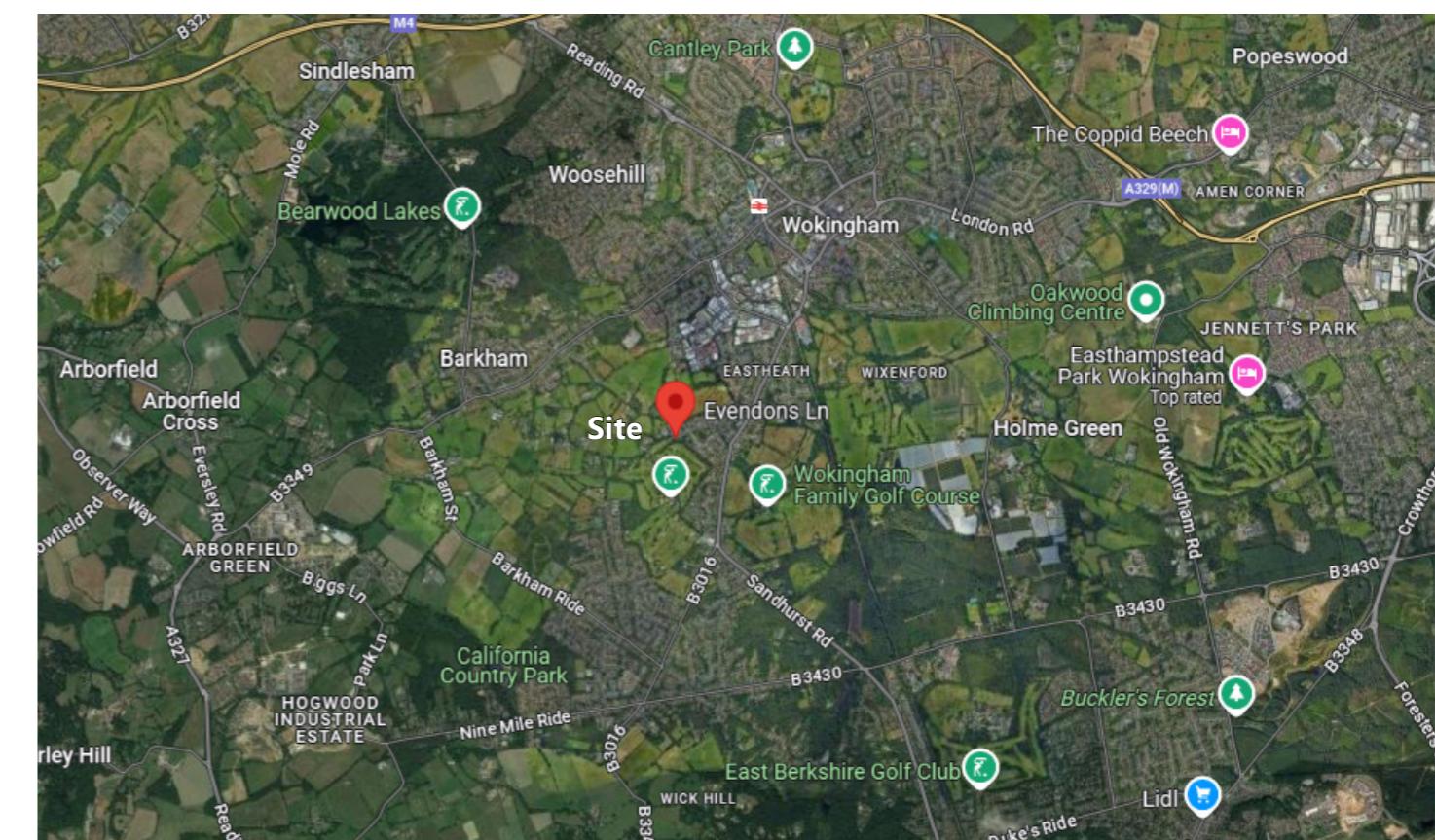
North and west: predominantly farmland, open space, and rural residences.

Site boundary wraps around 'Rosery Cottage' on the north side of Evendons Lane.

Sandmartins Golf Club is located further south across Evendons Lane.

Site is mostly flat with gentle slope and established perimeter landscaping.

Views into the site are limited by mature vegetation







The site is situated in the Borough of Wokingham, within the residential area of Eastheath, to the southwest of Wokingham town centre. It lies within the Evendons East Ward.

Although located outside the defined settlement boundary on land designated as countryside, the site adjoins the existing built-up area and represents a natural extension of it. The Council's Strategic Housing Land Availability Assessment (SHLAA) has identified it as suitable for development.

The site is bordered by Evendons Lane and Blagrove Lane, with vehicular access currently provided via the southern boundary along Evendons Lane.

It is located within the 5km to 7km buffer zone of the Thames Basin Heaths Special Protection Area (SPA).

The site covers an area of approximately 0.83 hectares and comprises a mix of brownfield land and open field/paddock.

Approximately half of the site is occupied by 'The Evendons Centre', which includes a collection of small commercial units and a substantial area of hardstanding used for vehicle parking.

The remainder consists of a small field or paddock, enclosed by well-established, partially wooded boundaries.

The site's immediate surroundings are varied. It lies between established and newly developed residential areas, including properties along Evendons Lane and Blagrove Lane to the east, and the newer Redlands Place development to the south-west.

To the north and west, the area transitions to a more rural character, featuring open farmland, scattered rural dwellings, and undeveloped green space.

The site boundary wraps around a residential property known as 'Rosery Cottage', located on the northern side of Evendons Lane.

Sand Martins Golf Club is situated further to the south, across Evendons Lane.

The topography is largely level, with only a gentle slope and established boundary landscaping around the perimeter.

Mature vegetation significantly restricts views into the site, providing a sense of enclosure and visual screening.

The North boundary of the site includes an existing brick wall at a height of approx. 2.5m beyond the bank and trees. This boundary extends to just less than half of the site length. The remaining portion of the site boundary is close boarded fencing set at a height of 1.8m.

The South boundary drops from the South East corner approx. 4m to the South West and is bounded by a chain link and concrete post fence. Inset of the fence is a belt of mature trees.

The West boundary drops from the North West corner to the South West corner approx. 2.8m and is also bounded by a chain link fence. Inset of the fence are a mix of mature trees and self-seeded saplings.

'The Evendons Centre' consists of a collection of converted buildings currently used for business purposes. The main structures are arranged in an irregular cross-shaped layout, formed by a series of linear buildings with various projecting outshots, alongside several smaller detached units and storage buildings. All buildings are single storey, with roof forms that vary in pitch and height.

Despite being single storey, the steeply pitched roofs result in an overall height comparable to that of a typical two-storey building. Architecturally, the buildings are of limited interest and modest quality, featuring rendered façades and profiled metal roofing.

Surrounding the buildings is a substantial area of hardstanding, primarily used for parking, much of which is currently underutilised or vacant.

The total commercial floorspace provided by the existing buildings is approximately 450 square metres.

## SITE LIMITATIONS

The site is not subject to any formal landscape quality designations.

It features a gentle topography, with a gradual fall of approximately 3 to 4 metres from north to south.

The site is visually well contained, benefiting from mature boundary vegetation, the surrounding built form, and the natural landform.

There are no long-range views into the site; visibility is limited to short-range glimpses, primarily screened by dense vegetation and the surrounding context.

The western boundary of the site is defined in part by existing drainage ditches.

Vehicular access is available at the south-eastern corner of the site via a level entrance from Evendons Lane.



## Section 3. Pre-Application: Care Home



## OUTLINE APPLICATION PARAMETERS / CONSTRAINTS

### CURRENT SITE USE

The southern part of the site is currently deemed to be previously developed land and is currently occupied by the Evendons Centre, a series of dis-jointed poor quality office buildings accompanied with large amounts of hard landscaping. As shown on the parameters plan, the proposed design sits within the developable area and looks to utilise & re-use this element of the site in a more efficient manner.

### TOPOGRAPHY

The site is relatively flat with a gentle slope, down from the north of the site. The lowest point is the south western corner. As a result this has provided an ideal & sensible location for a sustainable drainage system.

### LANDSCAPING

Existing landscaping on the site is limited to the boundaries with a mix of trees & hedgerow. The proposed design looks to both retain and enhance existing landscaping, strengthening the screening along the boundaries whilst also improving landscaping across the site.

### ACCESS

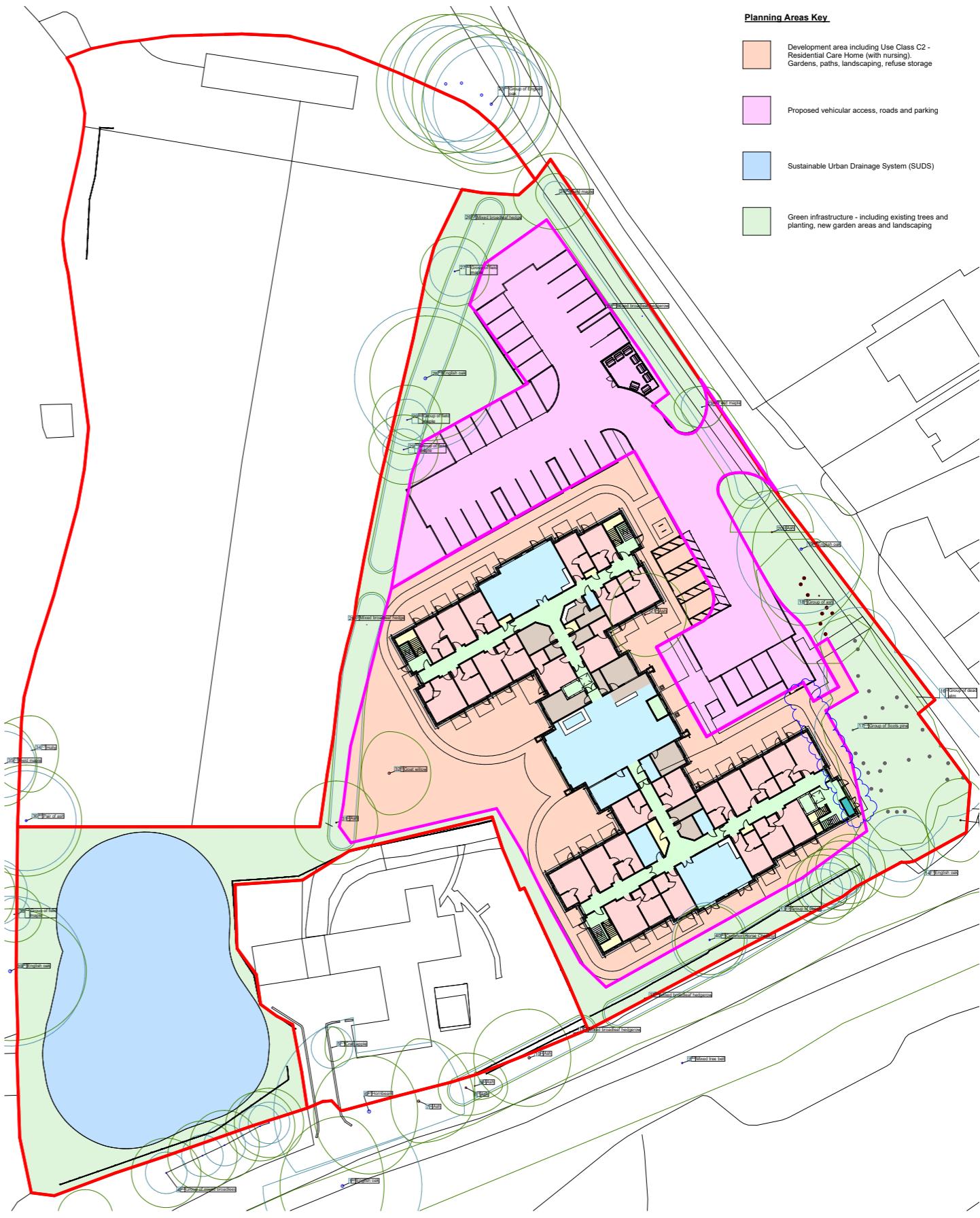
Current site access is located in the south eastern corner between existing trees / hedgerow. The current location is within close proximity to the junction between Evendons Ln and Blagrove Ln with poor visibility. Site access in the proposed design has been re-located along Blagrove Ln, providing the opportunity to create better visibility and a safer site access.

### VIEWS IN AND OUT OF THE SITE

Boundaries to the site are well screened with existing trees limiting views into the site. As part of the proposals the existing landscaping will be significantly enhanced with additional tree planting and new native hedgerows which will enhance biodiversity and improve the natural screening around the site. This will also create privacy and a pleasant outlook for residents

### Design Considerations

There are existing built up areas to both the east and west sides of the site. The new access to the site has been relocated onto Blagrove Lane in accordance with the approved access under the outline planning application. The proposed building has been designed at 2.5 stories in height in accordance with the parameter agreed as part of the outline planning application. The external design responds to both design cues established in the outline application and to carefully respond to the surrounding rural context.



## SUMMARY OF PRE-APPLICATION MEETING AND ADVICE

A pre-application submission was made to Wokingham Borough Council (WBC) and a subsequent meeting was held on site with Ben Hindle of WBC on 4th July 2025 to discuss the proposals. A summary of the key points from the Pre-Application Response issued on 4th August 2025 are below.

**Scale** – the building has been designed to respond to the local context and has been designed at 2.5 stories as per the parameter established in the outline application (231351). This was accepted in the Pre-Application Response.

**Site Layout** – the site layout has been developed based on the agreed parameter plan from the outline application. This includes the main building mass being sited within the southern part of the site where the existing buildings are located. The car park has been located to the north of the main building to maintain the openness towards the countryside and to fit within the consented parameter plan area.

**Height, Scale and Mass** – in response to comments from the pre-application response on mass, a street scene has been developed and is included later in this document. Finished floor to floor levels have been kept to a minimum within the agreed 2.5 storey parameter to ensure the height of the building is minimised and is thereby appropriate to the surrounding context. The bulk of the building is necessary to accommodate the consented use and the external design has been developed to break up the overall mass and again to reflect the surrounding context. The developed street scene provides a positive indication of how this has been achieved within the design and in light of the surrounding landscaping.

**High Quality Design** – the proposed external design utilises high quality materials including brick, timber effect cladding and elements of timber frame. This has been developed to accord with design cues established in the outline application and to work with the surrounding rural context. The external design was tabled at the pre-application meeting and was positively received.

**Edge of Town location** – the landscaping scheme has been developed in line with the parameters established in the outline application and based on comments received from the WBC landscape team as part of their pre-application consultation. This includes retaining and enhancing the existing boundary landscaping with supplementary tree planting and native hedgerows which will enhance biodiversity and provide natural screening of the site. Additional tree and hedge planting has been provided to the boundary of Rosery cottage and to the car park boundary as recommended in the pre-app response. Overall a soft landscape boundary will be maintained / created to the perimeter of the site to address WBC requirements for edge of town locations, to provide screening with surrounding properties and to provide a green transition into the countryside parts of the site.

**Car Park layout** – the level of parking has been maintained from the outline application which is appropriate for the use and in excess of levels of parking Boutique have on their other operational sites. Permeable block paving has been introduced to the car park following comments in the pre-application response about the use of tarmac and to support the SUDS drainage strategy. Tree planting and soft landscaping has been added to the car park layout to further soften the area.

**Bin Store and Refuse Strategy** – the location of the bin store was queried in the pre-application response and it's felt the location is most appropriate for the site in light of the site constraints and to avoid encroachment into tree root protection areas. The submitted Transport Statement contains tracking to evidence how a refuse vehicle will operate within the site with a full car park and confirms the bin store location is therefore appropriate for the site.

**Cycle Storage** – the pre-application response suggested that the cycle storage is consolidated into a single store with good natural surveillance from the building. This change has subsequently been made within the submitted proposals.

**Material Palette** – the submitted elevations provide further details on the proposed material palette which was positively received as part of the pre-application process.

**Landscape Design** – detailed comments were received from the landscape officer as part of the pre-application process. The landscape design has been developed in response to these comments and appropriately addresses the points raised in light of the site constraints.

**Neighbour Amenity** – concerns were raised in the pre-application response about overshadowing of adjacent properties. The layout and mass of the building have been based on the agreed parameters from the outline design. An overshadowing review has been completed and is included later in this report which confirms there should be minimal issue with overshadowing and in particular of Rosery cottage.

**Other Technical Matters** – these have been addressed by way of separate applications against the associated conditions.