

Date: 29 September 2025
Application: 252179



WOKINGHAM
BOROUGH COUNCIL

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Drainage,

Approval of Reserved Matters Consultation

Application Number: 252179

Applicant: Mrs R Ruscoe

Site Address: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham Town

Grid Reference: Easting - 479848, Northing - 166964

Type of Development: Major All other developments

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.

Case Officer: Benjamin Hindle

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 252179. 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 **27 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage		
Service	WBC Drainage	App No:	252179
Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.		
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.		
Type of Development:	Major All other developments		
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

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).

Section 3.2.4 of the above report mentions that the site experiences shallow groundwater levels yet recommend 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.

We note from **Appendix G** 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.

We would need to see groundwater monitoring results demonstrating that seasonal groundwater levels are low enough to permit an attenuation basin with a 1.5m depth.

We note that conditions 32 and 33 of application 231351 are yet to be discharged.

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.			
Date:	07/10/2025	Signed:	Boniface Ngu