

Date: 11 February 2026
Application: 260224



**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,

Approval of Reserved Matters Consultation

Application Number: 260224

Applicant: Taylor Wimpey West London

Site Address: Land Located To The East Of Wa, Winnersh, Berkshire

Parish: Winnersh

Grid Reference: Easting - 478990, Northing - 170732

Type of Development: Major Dwellings (10+)

Proposal: PLEASE NOTE SLIGHT CHANGE IN DESCRIPTION

Application for the approval of Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).

Case Officer: Mark Croucher

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 260224. 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 **9 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260224
Address:	Land Located To The East Of Wa, Winnersh, Berkshire.		
Proposal:	PLEASE NOTE SLIGHT CHANGE IN DESCRIPTION Application for the approval of Reserved Matters Application relating to scale, layout, appearance and landscaping in respect of 111 dwellings pursuant to outline planning permission 230208 (as amended by 250640), including submission of details pursuant to conditions 10 (Arboriculture), 13 (BNG), and 14 (noise).		
Type of Development:	Major Dwellings (10+)		
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

LLFA already commented on 13th February 2026 so no comments.

Conditions & Reasons (if required)

Date:	18/02/2026	Signed:	NT
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