

27 April 2026

Our Ref: 333101202

Mr. M, Croucher,
Principal Planning Officer,
Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

Dear Mark,

**WATMORE LANE PHASE 2 APPLICATION (260225)
AMENDED PLANS SUBMITTED ON BEHALF OF TAYLOR WIMPEY WEST LONDON**

On behalf of our client, Taylor Wimpey West London, we are pleased to submit a revised suite of plans and technical reports for our planning application (260225) to Wokingham Borough Council for Phase 2 at Land to the East of Watmore Lane, Winnersh. The proposed description of development for which full planning permission is sought is:

“Application for the approval of reserved matters relating to scale, layout, appearance, landscaping and secondary access in respect of 118 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).”

The amended pack is prepared in response to the feedback received from the Council officers during the consultation period.

The following consultees have commented on the application thus far:

- WBC Drainage
- WBC Trees
- WBC Landscape
- WBC Green Infrastructure
- WBC Highways
- Royal Berkshire Fire and Rescue Services

Please see Appendix A below, which includes the plans that are superseded by this resubmission pack. The responses are prepared by the client's consultant team to address issues related to highways, landscape, trees, ecology, green infrastructure and design. A response to the WBC drainage officer's comments was sent to the Council on 26/03/2026.

The following is a list of amended plans and documents which are submitted along with this cover letter.

- Location Plan
- Block Plan
- Proposed Site Plan
- Presentation Layout
- Affordable Housing Plan
- Dwelling Size Plan

Office Address:
Stantec UK Limited
The Blade
Abbey Square
Reading
RG1 3BE

Registered Office:
Stantec UK Ltd
Stantec House
Kelburn Court
Birchwood
Warrington WA3 6UT
Registered in England No. 01188070

- Parking Plan
- Accessibility Plan
- Materials and Character Area Plan
- Detail Site Plan – Sheets 1 to 3
- Apartments AF1A-Af1B Plans and Elevations
- Apartments AF2A-AF2B-AF2C Plans and Elevations
- Landscape Masterplan
- Soft Landscape Proposals Sheets 1-3
- Hard Landscape Proposals Sheets 1-3
- Play Area Proposals Sheet 3
- Veteran Tree Management Plan
- Tree Protection Plan
- Arboricultural Method Statement
- Visibility Splays
- Refuse Vehicle Tracking
- Refuse Vehicle and Large Car Tracking
- Delivery Van and Large Car Tracking
- Fire Tender Tracking
- Landscape and Ecology Management Plan
- Overall BNG Plan
- Overall BNG Metric
- Phase 2 BNG Assessment
- Phase 2 BNG Metric
- Phase 2 BNG Plan

We trust the documents and plans submitted have been received as a constructive response that enables positive consideration of the planning application.

Please do get in touch should you have any queries, and we will continue to proactively engage.

Yours sincerely,



Sumeen Kaur Baweja
Planner
Stantec UK Limited

Encls: Appendix A

APPENDIX A

Drawing/ Document Name	Original Reference (superseded)	Updated Reference
Block Plan	7135A-PL-202-A	7135A-PL-202-D
Proposed Site Plan	7135A-PL-203-B	7135A-PL-203-E
Presentation Layout	7135A-PL-204-E	7135A-PL-204-I
Affordable Housing Plan	7135A-PL-205-B	7135A-PL-205-E
Dwelling Size Layout	7135A-PL-206-B	7135A-PL-206-E
Parking Plan	7135A-PL-208-C	7135A-PL-208-F
Accessibility Plan	7135A-PL-209-B	7135A-PL-209-E
Materials and Character Area Plan	7135A-PL-210-B	7135A-PL-210-E
Detailed Site Plan – Sheet 1	7135A-PL-213-D	7135A-PL-213-G
Detailed Site Plan – Sheet 2	7135A-PL-214-C	7135A-PL-214-F
Detailed Site Plan – Sheet 3	7135A-PL-215-C	7135A-PL-215-F
Phase 2 Plans and Elevations Apartments AF1A-AF1B	7135A-PL-270-C	7135A-PL-270-F
Phase 2 Plans and Elevations Apartments AF2A-AF2B-AF2C	7135A-PL-271-D	7135A-PL-271-G
Landscape Masterplan	CSA/7168/126B	CSA/7168/126C
Soft Landscape Proposals Phase 2 Sheet 1 of 3	CSA/7168/217	CSA/7168/217 A
Soft Landscape Proposals Phase 2 Sheet 2 of 3	CSA/7168/218	CSA/7168/218 A
Soft Landscape Proposals Phase 2 Sheet 3 of 3	CSA/7168/219	CSA/7168/219 A
Hard Landscape Proposals Phase 2 Sheet 1 of 3	CSA/7168/220	CSA/7168/220 A
Hard Landscape Proposals Phase 2 Sheet 2 of 3	CSA/7168/221	CSA/7168/221 A
Hard Landscape Proposals Phase 2 Sheet 3 of 3	CSA/7168/221	CSA/7168/222 A
Play Area Proposals Phase 2 Sheet 3 of 3	7168/119	7168/119/A
Arboricultural Method Statement Phase 2 April 2026	1894-KC-PH2-YTREE-MethodStatement-RevA	1894-KC-PH2-YTREE-MethodStatement-RevB
Tree Protection Plan Phase 2	1894-KC-PH2-YTREE-TPP01RevA	1894-KC-PH2-YTREE-TPP02RevA
Veteran Tree Management Plan April 2026	1894-KC-PH2-YTREE-VeteranTreeManagementPlan-Rev0	1894-KC-PH2-YTREE-VeteranTreeManagementPlan-RevA
Phase 2 Visibility Splays	-	IESIS-DR-C-6850 S3 P1
Phase 2 Fire Appliance Tracking	IESIS-DR-C-6502 S3 P1	IESIS-DR-C-6800 S3 P1
Phase 2 Large Refuse Tracking	IESIS-DR-C-6503 S3 P1	IESIS-DR-C-6801 S3 P1
Phase 2 Large Refuse Tracking and Large Car Passing	-	IESIS-DR-C-6802 S3 P1
Phase 2 Delivery Vehicle Tracking and Large Car Passing	-	IESIS-DR-C-6802 S3 P1
Landscape and Ecology Management Plan April 2026	7168/06/E	7168/06/F
Overall BNG Plan April 2026	-	-
Overall BNG Metric April 2026	-	-

Phase 2 BNG Assessment	7168/13/B	7168/13/C
Phase 2 BNG Plan April 2026	-	-
Phase 2 BNG Metric April 2026	-	-