

Date: 4 February 2026
Application: 260225



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Drainage,

Approval of Reserved Matters Consultation

Application Number: 260225

Applicant: Taylor Wimpey West London

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41

Parish: Winnersh

Grid Reference: Easting - , Northing -

Type of Development: Major Dwellings (10+)

Proposal: 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).

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 260225. 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 **4 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260225
Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41.		
Proposal:	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).		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes		

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 has reviewed the Phase 2 Reserved Matters submission for 118 dwellings. This response considers compliance with the drainage strategy approved at outline stage (Ref. 230208) and identifies outstanding matters required prior to discharge of Condition 7.

1. Catchment area and Phasing Strategy

The Phase 2 proposals are generally consistent with the SuDS-led drainage principles established within the approved FRA. Phase 2 comprises approximately 1.66 ha (circa 37%) of the total 4.49 ha site-wide contributing area. The submission confirms that Phase 2 utilises attenuation nodes S75 and S76 and is intended to function independently of Phase 1 works.

Whilst the supporting technical note states that Phase 2 can operate independently, the LLFA requires confirmation through hydraulic modelling outputs demonstrating both Phase 2 as a standalone scenario and combined Phase 1 and Phase 2 scenario. This is necessary to ensure that Phase 2 does not rely upon future or incomplete Phase 1 infrastructure to achieve the approved discharge rates and storage performance, and to confirm no increased downstream flood risk arises during interim phases.

2. Runoff Rates and Attenuation Provision

The submitted strategy demonstrates an intention to restrict post-development runoff to below pre-development rates.

Restricted Discharge Rate and Attenuation Provision: 69.1 l/s for the 1 in 100 year + 40% climate change events, representing a reduction from the pre-development rate of 94.0 l/s. Total proposed storage of 3,400 m³ across the wider scheme (400 m³ within swales and 3,000 m³ within attenuation ponds). To enable a full technical audit, the LLFA requires submission of the electronic hydraulic model files. PDF summaries are insufficient to verify critical storm duration selection, Flow control performance, Surcharge levels within the network and Confirmation of no flooding in the 1 in 100 year + 40% climate change event. Condition 7 cannot be discharged without review of the model files.

3. Flood Risk and Finished Floor Levels

Flood Zone, Freeboard and Property Thresholds: All built development is situated within Flood Zone 1. The lowest Finished Floor Level (FFL) of 43.90m AOD provides approximately 2.48m freeboard above the design flood level of 41.42m AOD. Dwellings are set a minimum of 150mm above surrounding ground levels. A coordinated and finalised Finished Levels Plan is required to demonstrate that overland exceedance flow routes are preserved. Private drives and garden regrading do not obstruct exceedance pathways and Surface water in events exceeding the design standard is safely routed away from dwellings.

4. Water Quality and Outfall Arrangements

The drainage strategy incorporates a SuDS treatment train comprising Trapped gullies, Sumped manholes; Swales and Attenuation ponds. Pollution hazard levels are identified as Low to Very Low, in accordance with CIRIA C753 guidance. The outfall location to the Emm Brook is currently marked as "TBC." Prior to discharge of Condition 7, the applicant must provide detailed headwall drawings, Erosion protection measures, Bank stabilisation details and Confirmation of ecological buffer/setback arrangements. This is required to ensure a suitably designed and naturalised connection in accordance with the approved outline strategy.

5. Groundwater Considerations

The outline FRA identified the potential presence of perched groundwater and indicated that attenuation features may require lining. The Phase 2 submission must confirm whether attenuation basins and swales are to be lined or unlined. If unlined, supporting evidence must demonstrate that groundwater ingress will not compromise the effective attenuation volume (3,400 m³). Failure to address groundwater interaction may result in reduced storage capacity and increased flood risk.

6. Maintenance and Management

The submission indicates

- Proposed adoption of the main piped network via Section 104 (Thames Water) and private management of SuDS features. Confirmation is required that the maintenance strategy (Condition 8) clearly identifies Phase 2 drainage assets, Access arrangements for maintenance vehicles (including heavy plant where required), Responsibility for inspection and maintenance of flow control structures and Long-term funding and management arrangements.

Conclusion

The drainage strategy for Phase 2 is acceptable in principle and aligns broadly with the outline drainage framework. However, the LLFA cannot recommend discharge of Condition 7 at this stage. The following information remains outstanding:

1. Electronic hydraulic model files for audit;
2. Confirmation of standalone and combined phase modelling;
3. Final outfall design details to Emm Brook;
4. Clarification of groundwater lining strategy;
5. A coordinated finished levels and exceedance routing plan; and
6. Clarified Phase 2 maintenance and access arrangements.

Upon satisfactory receipt and review of the above information, the LLFA will be able to reconsider the discharge of Condition 7.

Conditions & Reasons (if required)

Date:	11/02/2026	Signed:	NT
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