

27 January 2026

Our Ref: 333101202

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

BY PLANNING PORTAL: PP-13316395

Dear Mark,

**LAND OFF WATMORE LANE, WINNERSH – PHASE 1
RESERVED MATTERS PLANNING APPLICATION**

On behalf of our client, Taylor Wimpey West London, we are pleased to submit a reserved matters application to Wokingham Borough Council ('WBC') for up to 111 dwellings and associated detail relating to scale, layout, appearance and landscaping at Land off Watmore Lane, Winnersh, Wokingham pursuant to outline planning permission 230208 approved on 6th March 2024.

The proposed description of development for which reserved matters planning permission is sought is as follows:

"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)"

Scope of the Application

This reserved matters application for 111 dwellings and associated detail relating to scale, layout, appearance and landscaping is made pursuant to the outline planning permission 230208, granted at appeal on 6th March 2024 (ref: APP/X0360/W/23/3331651).

The outline planning permission contains a Grampian planning condition (20) which sets out that no more than 111 dwellings can be commenced until details of a secondary access are submitted and approved by the Council. The access from Maidensfield was approved as part of the outline planning application. This reserved matters application does not include details of the secondary access, but includes all other details necessary for approval of the reserved matters for the northern part of the Site. A concurrent reserved matters application for the southern part of the Site contains details of the proposed southern access point into the Site. The secondary access will be formally agreed through a separate discharge of conditions application and permission obtained for its construction through a separate planning application as necessary.

This reserved matters application has been prepared in consultation with officers at WBC, seeking advice at the pre-application stage. The submitted application is supported by the plans and documents set out in Appendix A.

The proposed development substantially accords with the plans approved as part of the outline planning permission (ref: 230208) and relevant policies of the adopted Wokingham Local Development Plan.

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Format of Submission

This reserved matters application has been submitted electronically via Planning Portal (ref: PP-13316395).

Reserved Matters Application Fee

The planning application fee of £42,999.00 will be paid via the Planning Portal.

We trust that the submission is in order and that this reserved matters application can be validated promptly. However, should you have any queries in relation to any of the enclosed, please do not hesitate to contact me on 01189 520337 or by email – ilaria.sutton@stantec.com .

Yours sincerely,



Ilaria Sutton
Planner
on behalf of Stantec UK Ltd

Encls: Appendix A

Appendix A

Document/Report	Prepared By
Application Form	Stantec
CIL Form	Stantec
Covering Letter	Stantec
Planning Statement	Stantec
Arboricultural Method Statement Phase 1 August 2025	KEEN Consultants
Biodiversity Net Gain Assessment Phase 1 August 2025	CSA Environmental
Biodiversity Net Gain Metric Phase 1	CSA Environmental
Biodiversity Gain Plan Phase 1	CSA Environmental
Biodiversity Net Gain – Overall Plan	CSA Environmental
Biodiversity Net Gain – Overall Metric	CSA Environmental
Construction Environmental Management Plan Phase 1 August 2025	CSA Environmental
Design and Access Statement Phase 1 June 2025	ECE Architects
Drainage Technical Note Phase 1 August 2025	IESIS
Landscape and Visual Impact Assessment Addendum May 2025	CSA Environmental
Landscape and Ecology Management Plan July 2025	CSA Environmental
Noise Assessment Phase 1	Bureau Veritas
Statement of Community Involvement	Cratus
SuDS Maintenance Management Plan	IESIS
Transport Report Phase 1 August 2025	IESIS
Veteran Tree Management Plan May 2025	KEEN Consultants

Drawing Name	Drawing Reference
Site Location Plan	7135A-PL-101-A
Block Plan	7135A-PL-102-A
Proposed Site Plan	7135A-PL-103-B
Presentation Layout	7135A-PL-104-E
Phasing Plan	7135A-PL-12-J
Affordable Housing Plan	7135A-PL-105-B
Dwelling Size Layout	7135A-PL-106-B
Parking Plan	7135A-PL-108-C
Accessibility Plan	7135A-PL-109-B
Materials and Character Area Plan	7135A-PL-110-B

Drawing Name	Drawing Reference
Open Space Plan	7135A-SK-301
Detailed Site Plan – Sheet 1	7135A-PL-113-C
Detailed Site Plan – Sheet 2	7135A-PL-114-C
Detailed Site Plan – Sheet 3	7135A-PL-115-D
Phase 1 Plans and Elevations AH2A Terrace	7135A-PL-132
Phase 1 Plans and Elevations AH2A-AH3A and AH2A-AH4A	7135A-PL-133
Phase 1 Plans and Elevations AH3A Semi	7135A-PL-134
Phase 1 Plans and Elevations AH4A Semi	7135A-PL-135
Phase 1 Plans and Elevations PH3B semi and PH3C-PH3B	7135A-PL-137
Phase 1 Plans and Elevations PH3A Semi	7135A-PL-138-B
Phase 1 Plans and Elevations PH3A-PH3B and PH3A-PH3C	7135A-PL-139
Phase 1 Plans and Elevations PH3D Semi	7135A-PL-141-B
Phase 1 Plans and Elevations PH3D-PH3E	7135A-PL-143-A
Phase 1 Plans and Elevations PH4A	7135A-PL-146
Phase 1 Plans and Elevations PH4C	7135A-PL-147
Phase 1 Plans and Elevations PH4D	7135A-PL-148
Phase 1 Plans and Elevations PH4B	7135A-PL-149
Phase 1 Plans and Elevations Garages, Sub Station, Cycle Stores	7135A-PL-150
Phase 1 Plans and Elevations PH3F	7135A-PL-151
Phase 1 Street Scenes – Sheet 1	7135A-PL-160-C
Phase 1 Street Scenes – Sheet 2	7135A-PL-161-C
Phase 1 Street Scenes – Sheet 3	7135A-PL-162-B
Phase 1 Plans and Elevations Apartments AF1A-AF1B	7135A-PL-170-C
Phase 1 Plans and Elevations Apartments AF2A-AF2B-AF2C	7135A-PL-171-D
Landscape Masterplan	CSA/7168/126B
Soft Landscape Proposals Phase 1 Sheet 1 of 3	CSA/7168/200
Soft Landscape Proposals Phase 1 Sheet 2 of 3	CSA/7168/201
Soft Landscape Proposals Phase 1 Sheet 3 of 3	CSA/7168/202
Hard Landscape Proposals Phase 1 Sheet 1 of 3	CSA/7168/211
Hard Landscape Proposals Phase 1 Sheet 2 of 3	CSA/7168/212
Hard Landscape Proposals Phase 1 Sheet 3 of 3	CSA/7168/213
Play Area Proposals Sheet 1 of 3 - LAP	7168/117/A

Drawing Name	Drawing Reference
Play Area Proposals Sheet 2 of 3 - LEAP	7168/118
Tree Protection Plan Phase 1	1894-KC-PH1-YTREE-TPP01RevA
Large Refuse Tracking Phase 1	IESIS-DR-C-6501 S3 P1
Fire Appliance Tracking Phase 1	IESIS-DR-C-6500 S3 P1
Proposed Drainage Layout Sheet 1	IESIS-DR-C-PH1-6001 S3 P1
Proposed Drainage Layout Sheet 2	IESIS-DR-C-PH1-6002 S3 P1
Proposed Drainage Layout Sheet 3	IESIS-DR-C-PH1-6003 S3 P1
Proposed Drainage Layout Sheet 4	IESIS-DR-C-PH1-6004 S3 P1