

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260548
Site Address:	Land East Of Longwater Road", Longwater Road, Wokingham, RG40 3TS
Expiry Date:	1 April 2026
Proposal: Application for non-material amendment to planning consent 241567 to allow minor amendment to condition 28 (compliance condition).	

PLANNING HISTORY

Application No.	Description	Decision & Date
241567	Full application for the proposed erection of 38no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.	Approved 29/09/2025

APPRAISAL

Is the proposed change non-material?

Yes	☐
No	☒

Condition 28 relates to compliance with an approved Flood Risk Assessment and Drainage Strategy Addendum report. Specifically, the condition reads as follows:

"The development hereby permitted shall be carried out fully in accordance with the provisions set out in the Flood Risk Assessment and Drainage Strategy Addendum report 794-DES-ARC-30429 v2 dated 29/11/2024."

Under this application, it is proposed to amend certain elements of the drainage strategy, namely:

- The previous strategy involved discharging surface water into a watercourse approximately 210 metres south-west of the site. The newly proposed strategy now proposes to discharge via a ditch running along the southern boundary of the site via a new headwall, the ditch instead discharges downstream into the wetlands/lakes to the southeast.
- The previous strategy involved conveying foul water via a gravity sewer system to a foul water pumping station located in the south of the site. The foul flows were consented to then pump to the existing foul water sewer located in Longwater Road to the northwest. The newly proposed strategy retains the original conveyance method to the foul water pumping station, but the

discharge location has been altered to an existing foul water sewer located in the public right of way which forms the northern boundary of the site.

The alterations to the discharge locations are material changes to the permitted strategy. The Lead Local Flooding Authority (LLFA) will require consultation on this revised strategy to assess its acceptability due to the technical nature of the changes.

Due to the nature of the proposed alterations to the drainage strategy and the fact that further consultation with the LLFA is required to assess these changes, the proposals are not considered to be non-material amendments to the original consent.

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Refuse
Date:	23 March 2026
Earliest date for decision:	

Recommendation agreed by: (Authorised Officer)	
Date:	23 March 2026