

Date: 4 February 2026
Application: 260225



**WOKINGHAM
BOROUGH COUNCIL**

WBC Drainage

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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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 received 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 LLFA notes that the current Reserved Matters submission proposes 118 dwellings, whereas the previously referenced layout comprised 111 dwellings. This represents an increase of 7 dwellings (approximately 6.3%). While the application does not seek to discharge any surface water drainage condition, the increase in unit numbers and inclusion of a secondary access have the potential to materially affect:

- Total impermeable area;
- Surface water runoff rates and attenuation requirements;
- Internal drainage catchments;
- Exceedance flow routing; and
- The overall deliverability of the approved surface water drainage strategy secured under outline permission 230208 (as amended by 250640).

Information Required

In order to confirm that the approved drainage strategy remains valid and effective, the LLFA requires:

1. An updated impermeable area plan reflecting the 118-dwelling layout (including the secondary access);
2. Confirmation that the approved discharge rates and attenuation volumes remain unchanged;
3. Updated hydraulic calculations where layout changes affect runoff volumes;
4. An updated surface water drainage layout drawing; and
5. An exceedance flow routing plan demonstrating no increased flood risk to properties or off-site land.

LLFA Position

In the absence of the above information, the LLFA cannot confirm that the revised layout remains compliant with the approved surface water drainage strategy.

Accordingly, further information is required prior to determination to ensure that the increase in dwelling numbers does not result in increased surface water flood risk on or off site.

Conditions & Reasons (if required)

Date:	04/03/2026	Signed:	NT
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