

Date: 9 February 2026
Application: 260224



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: 260224

Applicant: Taylor Wimpey West London

Site Address: Land Located To The East Of Wa, Winnersh, Berkshire

Parish: Invalid code

Grid Reference: Easting - 478990, Northing - 170732

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters relating to scale, layout, appearance, landscaping and secondary access for residential development pursuant to outline planning permission 230208 (as amended by 250640), including the submission of details pursuant to conditions 10 (arboriculture), 13 (biodiversity net gain) 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 260224. 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 **9 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	NT		
Service	WBC Drainage	App No:	260224
Address:	Land Located To The East Of Wa, Winnersh, Berkshire.		
Proposal:	Application for the approval of reserved matters relating to scale, layout, appearance, landscaping and secondary access for residential development pursuant to outline planning permission 230208 (as amended by 250640), including the submission of details pursuant to conditions 10 (arboriculture), 13 (biodiversity net gain) and 14 (noise).		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	No		

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 for residential development pursuant to outline planning permission 230208 (as amended by 250640), including the submission of details pursuant to conditions 10 (arboriculture), 13 (biodiversity net gain) and 14 (noise) on 9th february 2026.

LLFA has reviewed the above Reserved Matters application. The description confirms that this submission relates to scale, layout, appearance and landscaping, together with the discharge of Conditions 10, 13 and 14 only. No surface water drainage condition is included for formal discharge under this application. Notwithstanding this, the detailed layout now fixes the developable area, road arrangement, plot positions and open space, all of which have the potential to materially affect the approved surface water drainage strategy secured under outline permission 230208 (as amended by 250640).

Drainage Considerations

In order for the LLFA to confirm that the Reserved Matters layout remains compliant with the approved drainage strategy, the following should be demonstrated:

1. That impermeable areas are consistent with those assumed within the approved drainage strategy;
2. That approved discharge rates and attenuation volumes remain unchanged.
3. That finished floor levels and site levels accord with the drainage design and do not introduce new low points or exceedance risks.
4. That exceedance flow routes are directed away from dwellings and critical infrastructure.
5. That the location and extent of proposed SuDS features are compatible with the approved strategy and remain deliverable within the submitted layout.

LLFA Position

At present, insufficient information has been provided within this Reserved Matters submission to demonstrate that the detailed layout accords with the approved surface water drainage strategy.

Therefore, the LLFA recommends that the applicant provide:

- An updated impermeable area plan;
- Confirmation of compliance with approved greenfield runoff rates;
- Updated hydraulic calculations where layout changes affect drainage design;
- A detailed surface water drainage layout drawing, Exceedance flow routing plan.
- Confirmation that the approved climate change allowance remains incorporated.

If the layout results in material changes to the approved strategy, a formal application to discharge the relevant surface water drainage condition will be required.

Conclusion

In the absence of the above information, the LLFA cannot confirm compliance with the approved drainage strategy and therefore recommends that further information is submitted prior to determination.

Conditions & Reasons (if required)

Date:	04/03/2026	Signed:	NT
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