

Date: 29 January 2026
Application: 251421



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,

Full Planning Approval Consultation

Application Number: 251421

Applicant: C/O Agent

Site Address: Land At Old Forest Road Wokingham

Parish: Winnersh

Grid Reference: Easting - , Northing -

Type of Development: Major Dwellings (10+)

Proposal: Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 251421.

The new details are as follows: **Revised plans recieved for information purposes only which show the removal of the initially proposed LAP, revised access drawings, planting plans, drainage plan, northern pedestrian access and tenure plan.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **19 February 2026**. If you need any more information, please do not hesitate to contact the case officer Benjamin Hindle.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Boniface Ngu Flood Risk & Drainage	To (Case Officer):	Benjamin Hindle
Service	WBC Drainage	App No:	251421
Address:	Land At Old Forest Road Wokingham.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
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

The **drainage layout drawing 400 C dated 09/10/2025** uploaded on NEC DM on the 21/01/2025 has not changed from our comments of the 13/10/2025.

As such, we would maintain the comments of the 13/10/2025.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	10/02/2026	Signed:	Boniface Ngu
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