

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	261549
Site Address:	Land East of Longwater Road, 49 Longwater Road, Finchampstead, Wokingham, RG40 3TS
Expiry Date:	29 July 2026
Proposal: Application for non-material amendment to planning consent 241567 for the minor amendment to the wording of Condition 28, relating to drainage.	

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	☐

Under Section 96a of the Town and Country Planning Act (1990) (as amended), the local planning authority has the power to impose new conditions or remove/alter existing conditions if necessary as a result of the NMA. Condition 28 of planning permission Ref. 241567 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."

The proposed drainage strategy remains substantially in accordance with the originally approved Flood Risk Assessment and Drainage Strategy Addendum report, with the amendments limited to detailed design refinements comprising:

- The relocation of the surface water outfall from the previously proposed connection to the ordinary watercourse to the southwest of the site to an existing ditch along the southern site of the site boundary, which ultimately discharges downstream into the wetlands to the southeast;
- The relocation of the foul water connection to an alternative point within the existing Thames Water foul sewer network, within the footpath along the northern boundary of the site;

- A minor adjustment to the surface water discharge control, with flows restricted to 5.4l/s, which remains below the approved greenfield runoff rate of 6.29l/s.

These amendments do not alter the approved drainage strategy hierarchy, attenuation basin, storage strategy, climate challenge allowance, or the overall capacity and performance of the drainage system. The attenuation basin continues to accommodate the 1 in 100 year storm event plus a 40% climate change allowance, and the revised strategy continues to ensure that runoff is attenuated and discharged at a controlled rate without increasing flood risk on or off site.

As the amendments relate solely to the detailed engineering design of the outfall locations, with no material change to the approved development, flood risk conclusions, drainage capacity or environmental effects, they are considered to constitute non-material amendments in planning terms. Furthermore, that applicant has already obtained Ordinary Watercourse Land Drainage Consent (Ref. WBC-FDC-083) from the Lead Local Flood Authority for the headwall connection, confirming the acceptability of the revised outfall arrangements.

Consequently, the wording of condition 28 needs to be amended to reflect the revised drainage strategy.

Condition 28 to read as follows:

“The development hereby permitted shall be carried out fully in accordance with the provisions set out in the Drainage Strategy Statement Issue 2 (Tullys, January 2026) and drawings Drainage Layout Sheet 1 - GUI003-TUL-XX-00-DR-C-95-710 Rev P01, Drainage Layout Sheet 2 - GUI003-TUL-XX-00-DR-C-95-711 Rev P01 and Drainage Layout Sheet 3 - GUI003-TUL-XX-00-DR-C-95-712 Rev P01 received by the local planning authority on 01/07/2026.”

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

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:	Approve – the change is non-material.
Date:	28 July 2026

Earliest date for decision:	N/A
Recommendation agreed by: (Authorised Officer)	<i>BJC</i>
Date:	29.07.26