

10 February 2026

Our Ref: 333101202

Mr. M. Croucher,
Principal Planning Officer,
Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

BY PLANNING PORTAL: PP-14663112

Dear Mark,

**LAND OFF WATMORE LANE, WINNERSH – PHASE 2
RESERVED MATTERS PLANNING APPLICATION**

On behalf of our client, Taylor Wimpey West London, we are pleased to submit a reserved matters application to Wokingham Borough Council ('WBC') for up to 118 dwellings and associated detail relating to access, scale, layout, appearance and landscaping at Land off Watmore Lane, Winnersh, Wokingham pursuant to outline planning permission 230208 approved on 6th March 2024.

The proposed description of development for which reserved matters planning permission is sought is as follows:

"Reserved Matters Application 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)"

Scope of the Application

This reserved matters application for 118 dwellings and associated detail relating to access, scale, layout, appearance and landscaping is made pursuant to the outline planning permission 230208, granted at appeal on 6th March 2024 (ref: APP/X0360/W/23/3331651).

The outline planning permission contains a Grampian planning condition (20) which sets out that no more than 111 dwellings can be commenced until details of a secondary access are submitted and approved by the Council. The access from Maidensfield was approved as part of the outline planning application. This reserved matters application follows the reserved matters application for the northern part of the Site, and encompasses the necessary details for the approval of the reserved matters for the southern section, including details of the proposed southern access point. The secondary access will be formally agreed through a separate discharge of conditions application, with permission for its construction obtained through a separate planning application as necessary.

This reserved matters application has been prepared in consultation with officers at WBC, seeking advice at the pre-application stage. The submitted application is supported by the plans and documents set out in Appendix A.

This submission follows an earlier Reserved Matters application relating to Phase 2 of the same outline permission (ref: 230208). The difference between the two submissions is limited to a change relating to a single plot. The amendment is as follows:

Office Address:
Stantec UK Limited
The Blade
Abbey Square
Reading
RG1 3BE

Registered Office:
Stantec UK Ltd
Stantec House
Kelburn Court
Birchwood
Warrington WA3 6UT
Registered in England No. 01188070

- Plot 126 has changed from a 4 bed PH4C to a 3 bed PH3A.

The proposed development substantially accords with the plans approved as part of the outline planning permission (ref: 230208) and relevant policies of the adopted Wokingham Local Development Plan.

Format of Submission

This reserved matters application has been submitted electronically via Planning Portal (ref: PP-14663112).

Reserved Matters Application Fee

The application fee of £44,322.00 will be paid via the Planning Portal.

We trust that the submission is in order and that this reserved matters application can be validated promptly. However, should you have any queries in relation to any of the enclosed, please do not hesitate to contact me on 01189 520337 or by email – ilaria.sutton@stantec.com.

Yours sincerely,



Ilaria Sutton
Planner

on behalf of Stantec UK Ltd

Encls: Appendix A

Appendix A

Document/Report	Prepared By
Application Form	Stantec
CIL Form	Stantec
Covering Letter	Stantec
Planning Statement	Stantec
Arboricultural Method Statement Phase 2 January 2026	KEEN Consultants
Biodiversity Net Gain Assessment Phase 2 January 2026	CSA Environmental
Biodiversity Net Gain Metric Phase 2 May 2025	CSA Environmental
Biodiversity Gain Plan Phase 2 January 2026	CSA Environmental
Biodiversity Net Gain - Overall Metric May 2025	CSA Environmental
Biodiversity Net Gain Overall Plan	CSA Environmental
Construction Environmental Management Plan Phase 2 August 2025	CSA Environmental
Design and Access Statement Phase 2 February 2026	ECE Architects
Drainage Technical Note Phase 1 January 2026	IESIS
Landscape and Visual Impact Assessment Addendum May 2025	CSA Environmental
Landscape and Ecology Management Plan January 2026	CSA Environmental
Noise Assessment Phase 2	Bureau Veritas
Statement of Community Involvement	Cratus
SuDS Maintenance Management Plan	IESIS
Transport Report Phase 2 January 2026	IESIS
Veteran Tree Management Plan May 2025	KEEN Consultants

Drawing Name	Drawing Reference
Site Location Plan	7135A-PL-201A
Block Plan	7135A-PL-202B
Proposed Site Plan	7135A-PL-203C
Presentation Layout	7135A-PL-204F
Affordable Housing Plan	7135A-PL-205C
Dwelling Size Layout	7135A-PL-206C
Parking Plan	7135A-PL-208D
Accessibility Plan	7135A-PL-209C
Materials and Character Area Plan	7135A-PL-210C
Open Space Plan	7135A-SK-301
Detailed Site Plan – Sheet 1	7135A-PL-213E
Detailed Site Plan – Sheet 2	7135A-PL-214D
Detailed Site Plan – Sheet 3	7135A-PL-215D
Phase 2 Plans and Elevations AF1C/AF1D Detached and Semi	7135A-PL-230
Phase 2 Plans and Elevations AH2A-AF1C/AF1D	7135A-PL-231
Phase 2 Plans and Elevations AH2A Semi and Terrace	7135A-PL-232
Phase 2 Plans and Elevations AH2A-AH3A	7135A-PL-233
Phase 2 Plans and Elevations AH3A Semi	7135A-PL-234
Phase 2 Plans and Elevations PH3B Semi and PH3C-PH3B	7135A-PL-237A
Phase 2 Plans and Elevations PH3A Detached and Semi	7135A-PL-238A
Phase 2 Plans and Elevations PH3C	7135A-PL-240
Phase 2 Plans and Elevations PH3D Semi	7135A-PL-241
Phase 2 Plans and Elevations PH3D Terrace	7135A-PL-242
Phase 2 Plans and Elevations PH3D-PH3E	7135A-PL-243A
Phase 2 Plans and Elevations PH3E-PH3D-PH3D	7135A-PL-244A

Drawing Name	Drawing Reference
Phase 2 Plans and Elevations PH4A	7135A-PL-246
Phase 2 Plans and Elevations PH4C	7135A-PL-247A
Phase 2 Plans and Elevations PH4D	7135A-PL-248
Phase 2 Plans and Elevations PH4B	7135A-PL-249
Phase 2 Plans and Elevations Garages, Sub Station, Cycle Stores	7135A-PL-250A
Phase 2 Plans and Elevations PH3F	7135A-PL-251
Phase 2 Street Scenes – Sheet 1	7135A-PL-260D
Phase 2 Street Scenes – Sheet 2	7135A-PL-261C
Phase 2 Street Scenes – Sheet 3	7135A-PL-262B
Phase 2 Plans and Elevations Apartments AF1A-AF1B	7135A-PL-270C
Phase 2 Plans and Elevations Apartments AF2A-AF2B-AF2C	7135A-PL-271D
Landscape Masterplan	CSA/7168/312
Soft Landscape Proposals Phase 2 Sheet 1 of 3	CSA/7168/309
Soft Landscape Proposals Phase 2 Sheet 2 of 3	CSA/7168/310
Soft Landscape Proposals Phase 2 Sheet 3 of 3	CSA/7168/311
Hard Landscape Proposals Phase 2 Sheet 1 of 3	CSA/7168/303
Hard Landscape Proposals Phase 2 Sheet 2 of 3	CSA/7168/304
Hard Landscape Proposals Phase 2 Sheet 3 of 3	CSA/7168/305
Play Area Proposals NEAP Sheet 3 of 3	7168/119
Tree Protection Plan Phase 2	1894-KC-PH2-YTREE-TPP02RevA
Large Refuse Tracking Phase 2	IESIS-DR-C-6501 S3 P2
Fire Appliance Tracking Phase 2	IESIS-DR-C-6500 S3 P2
Proposed Drainage Layout Sheet 1	IESIS-DR-C-PH2-6001 S3 P1
Proposed Drainage Layout Sheet 2	IESIS-DR-C-PH2-6002 S3 P1

Drawing Name	Drawing Reference
Proposed Drainage Layout Sheet 3	IESIS-DR-C-PH2-6003 S3 P2
Proposed Drainage Layout Sheet 4	IESIS-DR-C-PH2-6004 S3 P2