

Emy Circuit
Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Bristol
3rd Floor
Beacon Tower
Colston Street
Bristol
BS1 4XE
nexusplanning.co.uk

16 January 2026

Our Ref: **40846b**
Planning Portal Reference: **PP-14623124**

Dear Emy,

SOUTH WOKINGHAM (PARCEL R11): NON-MATERIAL AMENDMENT APPLICATION RELATING TO APPROVED PLANNING APPLICATION (REF: 250678).

On behalf of our client, Vistry Thames Valley ('Vistry'), please find enclosed an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended). The application relates to the Reserved Matters approval granted under planning application reference **250678** for Parcel R11, Land at Phase 2b of the South Wokingham Strategic Development Location ('SDL').

Context

A hybrid planning application with all matters reserved (except principal means of access to the highways) was granted planning permission (LPA Ref: 191068) on 19th July 2024. The description of development is as follows:

"Mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park.

The hybrid application was subject to sixty-six planning conditions and the provisions of a Section 106 agreements with Wokingham Borough Council.

Reserved matters approval for 343 dwellings and associated infrastructure was subsequently granted on 23rd September 2025 (LPA Reference: 250678).

The Basin Sections Sheet 2 drawing A389-R11-152 B and Surface Water Drainage Strategy 7371-MJA-SW-XX-DR-C-002 PL5) approved under Condition 1 of the approved Reserved Matters Application 250678 show four headwalls in Basin 11B. During detailed design, the need for an additional headwall and connection into Basin 11B was identified. The geometry of the adjacent road results in a low point for which the most efficient way to drain is via a new connection into the basin. This connection also picks up the adjacent private drainage areas. There is no change to the overall catchment draining into the basin.

This application proposes to amend Basin Sections Sheet 2 and Surface Water Drainage Strategy to show the additional headwall. As such, approved drawing A389-R11-152 B is superseded by drawing A389-R11-RM-152 C, and approved drawing 7371-MJA-SW-XX-DR-C-002 PL5 is superseded by drawing 7371-MJA-SW-XX-DR-C-002-PL7.

Submission

For approval:

- Basin Sections Sheet 2 A389-R11-RM-152 C
- Surface Water Drainage Strategy 7371-MJA-SW-XX-DR-C-002-PL7

For Illustrative Purposes / Reference:

- Proposed Planning Layout P1904.R11.01-T

The application was submitted through the Planning Portal and given the reference **PP-14623124**. We trust that the enclosed is sufficient to approve this application, however, please do not hesitate to contact me if you have any questions.

Yours sincerely

Jess Jutton

Assistant Planner

M +44 (0)7484912766

E j.jutton@nexusplanning.co.uk