

Date: 15 July 2026
Application: 261645



**WOKINGHAM
BOROUGH COUNCIL**

Mr David Smith
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1YA

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mr David Smith,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261645

Site Address: Barkham Farms, Barkham, Wokingham, Berkshire, RG40 4EX

Proposal: Application for non-material amendment to planning consent 211081 (as amended by planning consent 241264) to allow amendments to Condition 10 (Rights of Way Details), including amendment to the trigger for submission of details required by Condition 10(e) and updating the wording of Condition 10 to reflect details previously approved under discharge of condition applications 241901 and 242228

I refer to your application for a non-material amendment registered on 14 July 2026 under the above reference number. The proposal is for:

Amended condition 10:

10) Rights of Way Details (Amended)

The development hereby permitted shall be carried out in accordance with the details approved under Discharge of Conditions application nos. 241901, 242228 and 261644 in respect of the following:

- a) Existing and proposed levels
- b) Widths and alignment (including the Greenway being set back from the hedgerow at the northern end of the site to allow growth without continued maintenance)
- c) Directional signage
- d) Surfacing, including of spurs and connecting paths (including the laying of an aggregate path (type 1 granite and dust) for a 15m length of Footpaths 8 and 10A from the Greenway)

- f) Measures to safeguard the implementation of a bridleway link between Bridleway 11 and the approved Greenway, including soil and ground cover
- g) Measures in accordance with the findings of the solar glint and glare assessment required by Condition 22
- h) Temporary and permanent post and rail fencing

Notwithstanding the above, no development which would require the temporary closure of existing footpaths or the provision of alternative access to existing or proposed footpaths shall commence until a construction timetable and details of such temporary closures and alternative access arrangements have been submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented in accordance with the approved plans and particulars.

Reason: To ensure the satisfactory implementation and continued safe use of the Greenway and public rights of way during construction, in the interests of users of the network. Relevant policy: NPPF Paragraph 100 and Core Strategy Policies CP1, CP3, CP6 and CP11.

Wokingham Borough Council accept the alterations referred to and shown in the plans above as non-material amendments which will not require the granting of a further planning permission. You are reminded this letter does not convey any additional approvals which may be required under other legislations including building control.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'JT', is placed over a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth