

23<sup>rd</sup> June 2026

Our Ref: 333101202/A3/IS

██████████  
Development Management Team Manager,  
Wokingham Borough Council,  
Shute End,  
Wokingham,  
Berkshire,  
RG40 1BN

Dear ██████████

**SECTION 96A APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO PLANNING APPLICATION REFERENCE 260225**

On behalf of our client, Taylor Wimpey West London, we are pleased to submit an application for a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act 1990, in relation to planning application reference: 260225 at Land off Watmore Lane, Winnersh, Wokingham.

Following email engagement with yourself as Case Officer on 8 June, our Client seeks to amend Condition 2 of the Watmore Lane Phase 2 Reserved Matters application's decision notice.

The proposed NMA relates solely to the approved plans listed under Condition 2 and seeks to correct the schedule of approved drawings, as below:

The NMA seeks for the drawing number of 7135A-PL-261-C (Phase 2 Street Scenes Sheet 2) to be replaced with 7135A-PL-261-D. The new street scenes now show the railings in front of the apartments.

Further, the NMA seeks drawing numbers for IESIS-DR-C-PH2-6001 S3 P3 (Proposed Drainage Layout Sheet 3) to be replaced with IESIS-DR-C-PH2-6003 S3 P3, and IESIS-DR-C-PH2-6001 S3 P3 (Proposed Drainage Layout Sheet 4) to be replaced with IESIS-DR-C-PH2-6004 S3 P3. This is to rectify the drawing numbers on the drawing schedule under Condition 2. These drawings were submitted to the Council in the amended pack on 18/05/2026. The drawings themselves have not been amended, only the plan references listed on the decision note require updating.

Also submitted with this application is drawing 7135A-PL-203-F (Proposed Site Plan), which is the approved site plan on the decision notice. For clarification, this NMA does not seek to amend the site plan and the drawing has only been submitted to meet the requirements for validation.

Table 1 sets out the drawing title and the updated plan reference which supersedes the drawing listed on the decision notice.

**Table 1: Proposed Amendments**

| Drawing                          | Approved Plan Reference   | Proposed Plan Reference                 |
|----------------------------------|---------------------------|-----------------------------------------|
| Phase 2 Street Scenes Sheet 2    | 7135A-PL-261-C            | <b><u>7135A-PL-261-D</u></b>            |
| Proposed Drainage Layout Sheet 3 | IESIS-DR-C-PH2-6001 S3 P3 | <b><u>IESIS-DR-C-PH2-6003 S3 P3</u></b> |

|                     |                 |                           |                                         |
|---------------------|-----------------|---------------------------|-----------------------------------------|
| Proposed<br>Sheet 4 | Drainage Layout | IESIS-DR-C-PH2-6001 S3 P3 | <b><u>IESIS-DR-C-PH2-6004 S3 P3</u></b> |
|---------------------|-----------------|---------------------------|-----------------------------------------|

In summary, no changes are proposed to the approved development beyond the correction and clarification of the drawings and the references listed under Condition 2. We therefore consider the proposed amendments to constitute a Non-Material Amendment and do not materially change the existing permission.

The NMA application fee has been paid directly to the Planning Portal.

We trust the Council has sufficient information to register and determine the enclosed Non-Material application and we look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely,



**Ilaria Sutton**  
**Planner**  
**Stantec UK Limited**