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Date: 13/11/2025  
My ref: 251763



**WOKINGHAM  
BOROUGH COUNCIL**

Mr David Smith  
WBC  
By email only

Wokingham, Wokingham

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Dear Mr Smith,

**REFERENCE NUMBER: 251763**

**SITE ADDRESS: TOUTLEY EAST, LAND ADJACENT TO TOUTLEY DEPOT  
WEST OF TWYFORD ROAD, WOKINGHAM**

**Proposal:** Application for non-material amendment to planning consent 211777 to allow variation of condition 40 (provision of an emergency access).

Thank you for your application for a non-material amendment to the planning permission 211777 which involves an amendment to the wording of condition 40 relating to the provision of an emergency access.

The proposed amended wording reads as follows:

*"Prior to the commencement of development, an Emergency Access Plan (EAP) shall be submitted to and approved in writing by the Local Planning Authority. The EAP shall set out the strategy for emergency access to the development, proportionate to its scale and layout.*

*Where the EAP proposes use of the Toutley Depot site, full details of the access arrangements shall be submitted, including a Management Plan setting out operational procedures in the event of emergency use.*

*Where the EAP does not propose use of the Toutley Depot site, it shall include alternative emergency access arrangements, which may include pedestrian and cycle routes, and shall demonstrate compliance with the Council's adopted Highways Design Guide (Living Streets) and relevant planning policies.*

*Any approved emergency access measures shall be implemented prior to the occupation of the 100th dwelling and/or care home bedroom. Where access via the Toutley Depot is proposed, it shall be managed in accordance with the approved Management Plan for the duration of its use.*

*Reason: To ensure that appropriate emergency access arrangements are in place for the development, proportionate to its scale and layout, and in accordance with Wokingham Borough Core Strategy Policies CP1, CP6 and CP21."*

There is no objection to this amendment which may be allowed and implemented as complying with the original approval. This is because the proposed amendment to the wording of Condition 40 is considered non-material because it would not alter the scale, layout, or nature of the approved development. The revised wording continues to secure appropriate emergency access arrangements through the submission and approval of an Emergency Access Plan (EAP), ensuring safety measures remain in place. Accordingly you should keep this letter with your Notification of Approval of Permission.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'CC' followed by a stylized flourish.

Connor Corrigan  
Head of Strategic Development