

NON-MATERIAL AMENDMENT **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 29 July 2026

Application Number: 261549

Location: Land East Of Longwater Road, 49 Longwater Road, Finchampstead, Wokingham, RG40 3TS

Proposal: Application for non-material amendment to planning consent 241567 for the minor amendment to the wording of Condition 28, relating to drainage.

Recommendation: Approve

Conditions and/or Reasons

1. The application for the non-material amendment to planning consent 241567 for the minor amendment to the wording of Condition 28 relating to Drainage.

Condition 28 amended as follows:

The development hereby permitted shall be carried out fully in accordance with the provisions set out in the Drainage Strategy Statement Issue 2 (Tullys, January 2026) and drawings Drainage Layout Sheet 1 - GUI003-TUL-XX-00-DR-C-95-710 Rev P01, Drainage Layout Sheet 2 - GUI003-TUL-XX-00-DR-C-95-711 Rev P01 and Drainage Layout Sheet 3 - GUI003-TUL-XX-00-DR-C-95-712 Rev P01 received by the local planning authority on 01/07/2026.

Reason: This is to prevent increased flood risk from surface water run-off. Relevant policy: NPPF (2024) Section 14 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy policy CP1 and Managing Development Delivery Local Plan policies CC09 and CC10.

BJC

Recommendation and conditions/reasons agreed:

Date: 29.07.26

REMEMBER - The earliest date for a decision on this application is: