

Date: 08/12/2025
Application: 252502



**WOKINGHAM
BOROUGH COUNCIL**

Mr Gary Du Preez
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Development Management &
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Dear Gary

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 252502
Applicant Name: Vistry Thames Valley
Site Address: Hogwood Farm (Parcel P10), Sheerlands Road,
Wokingham, Arborfield RG40 4QY
Proposal: Application for non-material amendment to
Reserved Matters approval 231095 to remove lifts to
apartment Blocks 1D, 1E and 2A; make internal
layout changes to apartment Block 1C, 1E and 2B;
redistribution of M4(2) and M4(3) units across the
site.

I refer to your application for a non-material amendment registered on 05 December 2025 under the above reference number.

Section 96A of the Town and Country Planning Act 1990 (as amended) gives Local Planning Authorities the power to change any planning permission relating to land in their area if they are satisfied that the change is not material: this includes imposition of new conditions or removal or alteration of existing conditions.

The application proposes to remove lifts to apartment Blocks 1D, 1E and 2A; make internal layout changes to apartment Block 1C, 1E and 2B and redistribute M4(2) and M4(3) units across the site. As set out within the following documents:

Finchwood Park P10 Schedule of Accommodation 18112025 rev B
Cover letter (table explaining plan substitutions)
HFN10-APT 1C-101 C5 - Ground Floor GA
HFN10-APT 1C-102-C4 - First Floor GA
HFN10-APT 1C-103 C4 - Second Floor
HFN10-APT 1E-101 P9 - Ground Floor
HFN10-APT 1E-102 P10 - First Floor GA
HFN10-APT 1E-103 P10 - Second Floor GA
HFN10-APT 2B-101 P7 - Ground Floor GA
HFN10-APT 2B-102 P7 - First Floor GA

HFN10-APT 2B-103 P7 - Second Floor GA
HFN10-APT 1D - 2BCH-101 P7 - Ground Floor GA
HFN10-APT 1D - 2BCH-102 P7 - First Floor GA
HFN10-APT 1D - 2BCH-103 P7 - Second Floor GA
HFN10-APT 2A-101 C1 - Ground Floor GA
HFN10-APT 2A-102 C1 - First Floor GA
HFN10-APT 2A-103 C1 - Second Floor GA

Wokingham Borough Council accept the amendments as non-material and which will not require the granting of a further planning permission.

You are reminded this letter does not convey any additional approval which may be required under other legislation, including Building Control.

Yours sincerely

A handwritten signature in black ink, appearing to be 'JT' or similar initials, written in a cursive style.

Justin Turvey
Head of Development Management – Place & Growth