

Date: 29 July 2026
Application: 261549



**WOKINGHAM
BOROUGH COUNCIL**

Ms Emma Ward
Stonebond Properties (Guildford) Limited
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Development Management &
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Dear Ms Emma Ward,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261549

Site Address: 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.

I refer to your application for a non-material amendment registered on 1 July 2026 under the above reference number. The proposal is for:

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.

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', on a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth