

Date: 09/02/2026
Application: 260099

Taylor Wimpey
C/O Jude Aggett
Boyer
Building 1
Meadows Business Park
Blackwater
GU17 9AB



**WOKINGHAM
BOROUGH COUNCIL**

Development Management &
Compliance

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Dear Jude

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 260099
Applicant Name: Taylor Wimpey
Site Address: Arborfield Green District Centre, Arborfield Green
Arborfield
Proposal: Application for non-material amendment to planning consent 230872 for updates to the alignment and location of some dwellings fronting the spine road and the re-orientation of Plots 190 and 191; updates to materials and elevational details for some dwellings, and updates to the internal layouts of some dwellings.

I refer to your application for a non-material amendment registered on 19th January 2026 under the above reference number and proposing amendments to the details approved under Reserved Matters Approval reference 230872. The amendments sought are updates to the alignment and location of some dwellings fronting the spine road and the re-orientation of Plots 190 and 191; updates to materials and elevational details for some dwellings and updates to the internal layouts of some dwellings.

These amendments are shown on the following plans:

P25-1107-DE-01-C-08 – Commercial Space Plan
P25-1107-DE-01-C-09 – Parking Strategy Plan
P25-1107-DE-01-C-10 – Affordable Housing Plan
P25-1107-DE-01-C-17 – M4 Compliance Plan
P25-1107-DE-01-C-21 – Building Heights Plan
P25-1107-DE-01-C-23 – EV Charging Plan
P25-1107-DE-01-C-31 – Land Use Plan
P25-1107-DE-01-D-14 – Materials Plan
P25-1107-DE-01-J-05 – Site Layout
P25-1107-DE-01-K-24 – Site Layout Parcel RE
P25-1107-DE-02J - House Type Pack

An additional informative is added to the decision as follows:

20. This consent shall not be taken to imply approval of any Hard & Soft Landscaping details or Highway Construction details that may be indicated within plans listed for approval. Details of Hard & Soft Landscaping (including boundary treatments) and Highway Construction are subject to relevant planning conditions of outline consent O/2014/2280 and/or Reserved Matters approval 230872; discharge of planning condition application(s) are therefore required for the approval of such details.

Wokingham Borough Council accept the amendments referred to and shown in the plans above as non-material 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 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