

Date: 20 July 2026
Application: 261501



WOKINGHAM
BOROUGH COUNCIL

Ilaria Sutton
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RG13BE

Development Management &
Compliance

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Dear Ilaria Sutton,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261501

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41

Proposal: Application for non-material amendment to planning approval 260225 to allow amendments to street scene and drainage layout drawings.

I refer to your application for a non-material amendment registered on 24 June 2026 under the above reference number. The proposal is for:

The approved plans listed in condition 2 for application 260225 are amended as follows:

Site Location Plan 7135A-PL-201-B

Block Plan 7135A-PL-202-E

Proposed Site Plan 7135A-PL-203-F

Presentation Layout 7135A-PL-204-J

Affordable Housing Plan 7135A-PL-205-F

Dwelling Size Layout 7135A-PL-206-F

Parking Plan 7135A-PL-208-G

Accessibility Plan 7135A-PL-209-F

Materials and Character Area Plan 7135A-PL-210-F

Open Space Plan 7135A-SK-301 A

Detailed Site Plan – Sheet 1 7135A-PL-213-G

Detailed Site Plan – Sheet 2 7135A-PL-214-F

Detailed Site Plan – Sheet 3 7135A-PL-215-F

Phase 2 Plans and Elevations AF1C/AF1D Detached and Semi
7135A-PL-230

Phase 2 Plans and Elevations AF2A-AF1C/AF1D 7135A-PL-231

Phase 2 Plans and Elevations AH2A Semi and Terrace 7135A-PL-232 Phase 2
Plans and Elevations AH2A-AH3A 7135A-PL-233

Phase 2 Plans and Elevations AH3A Semi 7135A-PL-234

Phase 2 Plans and Elevations PH3B Semi and PH3C-PH3B 7135A-PL-237-A Phase
2 Plans and Elevations PH3A Detached and Semi 7135A-PL-238 Phase 2 Plans and
Elevations PH3C 7135A-PL-240

Phase 2 Plans and Elevations PH3C Semi 7135A-PL-241

Phase 2 Plans and Elevations PH3D Terrace 7135A- PL-242

Phase 2 Plans and Elevations PH3D-PH3E 7135A-PL-243-A

Phase 2 Plans and Elevations PH3E-PH3D-PH3D 7135A-PL-244-A

Phase 2 Plans and Elevations PH4A 7135-PL-246

Phase 2 Plans and Elevations PH4C 7135-PL-247

Phase 2 Plans and Elevations PH4D 7135A-PL-248

Phase 2 Plans and Elevations PH4B 7135A-PL-249

Phase 2 Plans and Elevations Garages, Sub Station, Cycle Stores 7135A-PL-250

Phase 2 Plans and Elevations PH3F 7135A-PL-251

Phase 2 Street Scenes – Sheet 1 7135-PL-260-C

Phase 2 Street Scenes – Sheet 2 7135A-PL-261-D

Phase 2 Street Scenes – Sheet 3 7135-PL-262-B

Phase 2 Plans and Elevations Apartments AF1A-AF1B 7135A-PL-270-G Phase 2
Plans and Elevations Apartments AF2A-AF2B-AF2C 7135A-PL-271-G Landscape
Masterplan CSA/7168/126 D

Soft Landscape Proposals Phase 2 Sheet 1 of 3 CSA/7168/217 B

Soft Landscape Proposals Phase 2 Sheet 2 of 3 CSA/7168/218 B

Soft Landscape Proposals Phase 2 Sheet 3 of 3 CSA/7168/219 B

Hard Landscape Proposals Phase 2 Sheet 1 of 3 CSA/7168/220 A

Hard Landscape Proposals Phase 2 Sheet 2 of 3 CSA/7168/221 A

Hard Landscape Proposals Phase 2 Sheet 3 of 3 CSA/7168/222 A Arboricultural
Method Statement Phase 2 1894-KC-PH2-YTREE- MethodStatement-RevB

Tree Protection Plan Phase 2 1894-KC-PH2-YTREE-TPP02RevA

Veteran Tree Management Plan 1894-KC-PH2-YTREE-
VeteranTreeManagementPlan-RevA

Phase 2 Visibility Splays IESIS-DR-C-6850 S3 P2

Phase 2 Fire Appliance Tracking IESIS-DR-C-6800 S3 P2

Phase 2 Large Refuse Tracking IESIS-DR-C-6801 S3 P2

Phase 2 Large Refuse Tracking and Large Car Passing IESIS-DR-C-6802 S3 P2

Phase 2 Delivery Vehicle Tracking and Large Car Passing IESIS-DR-C- 6803 S3 P2

Phase 2 Access Restriction GA IESIS-DR-C-6900 S3 P1

Proposed Drainage Layout Sheet 1 IESIS-DR-C-PH2-6001 S3 P2

Proposed Drainage Layout Sheet 2 IESIS-DR-C-PH2-6002 S3 P2

Proposed Drainage Layout Sheet 3 IESIS-DR-C-PH2-6003 S3 P3

Proposed Drainage Layout Sheet 4 IESIS-DR-C-PH2-6004 S3 P3

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,



Justin Turvey
Head of Development Management - Place & Growth