

Date: 20 July 2026
Application: 261500



WOKINGHAM
BOROUGH COUNCIL

Ilaria Sutton
Stantec
The Blade
Abbey Square
Reading
RG13BE

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Ilaria Sutton,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 261500

Site Address: Land Located To The East of Watmore Lane, Winnersh, Berkshire

Proposal: Application for a Non-Material Amendment to planning permission 260224 dated 22 May 2026 to amend Condition 2 (Approved Plans) to replace approved drawing references, update approved plans and street scenes, and include omitted drawing 7135A-PL-149.

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 260224 are amended as follows:

Site Location Plan 7135A-PL-101B

Block Plan 7135A-PL-102-E

Proposed Site Plan 7135A-PL-103-F

Presentation Layout 7135A-PL-104-J

Phasing Plan 7135A-PL-12-K

Affordable Housing Plan 7135A-PL-105-F

Dwelling Size Layout 7135A-PL-106-F

Parking Plan 7135A-PL-108-G

Accessibility Plan 7135A-PL-109-F

Materials and Character Area Plan 7135A-PL-110-F

Open Space Plan 7135A-SK-301 A

Detailed Site Plan – Sheet 1 7135A-PL-113-F

Detailed Site Plan – Sheet 2 7135A-PL-114-G

Detailed Site Plan – Sheet 3 7135A-PL-115-G

Phase 1 Plans and Elevations AH2A Terrace 7135A-PL-132

Phase 1 Plans and Elevations AH2A-AH3A and AH2A-AH4A 7135A-PL-133 Phase 1 Plans and Elevations AH3A Semi 7135A-PL-134

Phase 1 Plans and Elevations AH4A Semi 7135A-PL-135

Phase 1 Plans and Elevations PH3B semi and PH3C-PH3B 7135A-PL-137-A Phase 1 Plans and Elevations PH3A Semi 7135A-PL-138-B

Phase 1 Plans and Elevations PH3A-PH3B and PH3A-PH3C 7135A-PL-139-A Phase 1 Plans and Elevations PH3D Semi 7135A-PL-141-C

Phase 1 Plans and Elevations PH3D-PH3E 7135A-PL-143-A

Phase 1 Plans and Elevations PH4A 7135A-PL-146

Phase 1 Plans and Elevations PH4C 7135A-PL-147

Phase 1 Plans and Elevations PH4D 7135A-PL-148

Phase 1 Plans and Elevations PH4B 7135A-PL-149

Phase 1 Plans and Elevations Garages, Sub Station, Cycle Stores 7135A-PL-150

Phase 1 Plans and Elevations PH3F 7135A-PL-151

Phase 1 Street Scenes – Sheet 1 7135A-PL-160-D

Phase 1 Street Scenes – Sheet 2 7135A-PL-161-E

Phase 1 Street Scenes – Sheet 3 7135A-PL-162-B

Phase 1 Plans and Elevations Apartments AF1A-AF1B 7135A-PL-170-G Phase 1 Plans and Elevations Apartments AF2A-AF2B-AF2C 7135A-PL-171-F Landscape Masterplan CSA/7168/126 D

Soft Landscape Proposals Phase 1 Sheet 1 of 3 CSA/7168/200 B

Soft Landscape Proposals Phase 1 Sheet 2 of 3 CSA/7168/201 B

Soft Landscape Proposals Phase 1 Sheet 3 of 3 CSA/7168/202 B

Hard Landscape Proposals Phase 1 Sheet 1 of 3 CSA/7168/211 B

Hard Landscape Proposals Phase 1 Sheet 2 of 3 CSA/7168/212 B

Hard Landscape Proposals Phase 1 Sheet 3 of 3 CSA/7168/213 B

Play Area Proposals Phase 1 Sheet 1 of 3 7168/117/B

Play Area Proposals Phase 1 Sheet 2 of 3 7168/118/A

Arboricultural Method Statement Phase 1 April 2026 1894-KC-PH1- YTREE-
MethodStatement-RevC

Tree Protection Plan Phase 1 1894-KC-PH1-YTREE-TPP02RevB

Veteran Tree Management Plan April 2026 1894-KC-PH1-YTREE-

Veteran Tree Management Plan Rev A

Phase 1 Visibility Splays IESIS-DR-C-6750 S3 P2

Phase 1 Fire Appliance Tracking IESIS-DR-C-6700 S3 P2

Phase 1 Large Refuse Tracking IESIS-DR-C-6701 S3 P2

Phase 1 Large Refuse Tracking and Large Car Passing IESIS-DR-C-6702 S3 P2

Phase 1 Delivery Vehicle Tracking and Large Car Passing IESIS-DR-C- 6703 S3 P2

Proposed Drainage Layout Sheet 1 IESIS-DR-C-PH1-6001 S3 P2

Proposed Drainage Layout Sheet 2 IESIS-DR-C-PH1-6002 S3 P2

Proposed Drainage Layout Sheet 3 IESIS-DR-C-PH1-6003 S3 P3

Proposed Drainage Layout Sheet 4 IESIS-DR-C-PH1-6004 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,

A handwritten signature in black ink, appearing to be 'Justin Turvey', is shown within a light green rectangular box.

Justin Turvey

Head of Development Management - Place & Growth