

Date: 28 November 2025
Application: 252635



**WOKINGHAM
BOROUGH COUNCIL**

Mrs Susie Stephen
NWS Planning
3 Rd Floor
45 Albemarle Street
Mayfair, London
W1S 4JL

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Mrs Susie Stephen,

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 252635

Site Address: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Proposal: Application for non-material amendment to planning consent 250415 for the following: changes to floorspace schedule and elevations for all units; introduction of external plant compounds; revision of the parking layout and fencing; changes to landscaping, plus associated amendments to condition 2 (approved details).

I refer to your application for a non-material amendment registered on 4 November 2025 under the above reference number. The proposal is for:

The proposed amendments to condition 2 (approved plans) of planning application 250415 are as follows:

- Minor amendments to the GIA and GEA of all units
- Elevational amendments
- Introduction of external plant compounds for all units, bar unit 1 - Variation to parking provision (not impacting the overall quantum) - Revised fencing (omission in part and amendment)
- Increased soft landscaping

This regularisation is achieved by amending the plans within condition 2 (approved plans) of application 250415 as shown on submitted plans named and numbered:

Proposed Site Layout Masterplan 5704-CA-ZZ-00-DR-A-00051 P7

Unit 1 Warehouse GA Plan 5704-CA-01-00-DR-A-00100 PL5

Unit 1 Office Floor GA Plan 5704-CA-01-ZZ-DR-A-00101 PL5

Unit 1 Roof GA Plan 5704-CA-01-RF-DR-A-00102 PL5

Unit 1 Proposed Warehouse GA Sections 5704-CA-01-ZZ-DR-A-00150 PL5 Unit 1
Proposed Office Sections 5704-CA-01-ZZ-DR-A-00151 PL5

Unit 1 Proposed Elevations 5704-CA-01-ZZ-DR-A-00170 PL5

Unit 2 Warehouse GA Plan 5704-CA-02-00-DR-A-00100 PL5

Unit 2 Office Floor GA Plan 5704-CA-02-ZZ-DR-A-00101 PL6

Unit 2 Roof GA Plan 5704-CA-02-RF-DR-A-00102 PL5

Unit 2 Proposed Warehouse GA Sections 5704-CA-02-ZZ-DR-A-00150 PL5 Unit 2
Proposed Office Sections 5704-CA-02-ZZ-DR-A-00151 PL5

Unit 2 Proposed Elevations 5704-CA-02-ZZ-DR-A-00170 PL5

Unit 3A and 3B Warehouse GA Plan 5704-CA-03-00-DR-A-00100 PL5

Unit 3A and 3B Office Floor GA Plan 5704-CA-03-ZZ-DR-A-00101 PL6

Unit 3A and 3B Roof GA Plan 5704-CA-03-RF-DR-A-00102 PL5

Unit 3A and 3B Proposed Warehouse GA Sections 5704-CA-03-ZZ-DR-A- 00150
PL5

Unit 3A and 3B Proposed Office Sections 5704-CA-03-ZZ-DR-A-00151 PL5 Unit 3A
and 3B Proposed Elevations 5704-CA-03-ZZ-DR-A-00170 PL5 Unit 4 Warehouse
GA Plan 5704-CA-04-00-DR-A-00100 PL5

Unit 4 Office Floor GA Plan 5704-CA-04-ZZ-DR-A-00101 PL5

Unit 4 Roof GA Plan 5704-CA-04-RF-DR-A-00102 PL5

Unit 4 Proposed Warehouse GA Sections 5704-CA-04-ZZ-DR-A-00150 PL5 Unit 4
Proposed Office Sections 5704-CA-04-ZZ-DR-A-00151 PL5

Unit 4 Proposed Elevations 5704-CA-04-ZZ-DR-A-00170 PL6

Unit 5 Warehouse GA Plan 5704-CA-05-00-DR-A-00100 PL6

Unit 5 Office Floor GA Plan 5704-CA-05-ZZ-DR-A-00101 PL6

Unit 5 Roof GA Plan 5704-CA-05-RF-DR-A-00102 PL5

Unit 5 Proposed Warehouse GA Sections 5704-CA-05-ZZ-DR-A-00150 PL5 Unit 5
Proposed Office Sections 5704-CA-05-ZZ-DR-A-00151 PL5

Unit 5 Proposed Elevations 5704-CA-05-ZZ-DR-A-00170 PL6

Typical Cycle Shelter Details 5704-CA-XX-XX-DR-A-97001 P1

Proposed Service Yard Fence Layout 5704-CA-ZZ-00-DR-A-01100 P2 Typical
Paladin Fencing Detail 5704-CA-00-XX-DR-A-00301 P2

Typical External Plant Compound Detail 5704-CA-00-XX-DR-A-00302 P01

Which supersede the following plans previously contained within condition 2
(approved plans) of application 250415) as shown on submitted plans named and
numbered:

Proposed Site Layout Masterplan 5704-CA-ZZ-00-DR-A-00051 P6

Unit 1 Warehouse GA Plan 5704-CA-01-00-DR-A-00100 P4

Unit 1 Office Floor GA Plan 5704-CA-01-ZZ-DR-A-00101 P4

Unit 1 Roof GA Plan 5704-CA-01-RF-DR-A-00102 P4

Unit 1 Proposed Warehouse GA Sections 5704-CA-01-ZZ-DR-A-00150 P4 Unit 1
Proposed Office Sections 5704-CA-01-ZZ-DR-A-00151 P4

Unit 1 Proposed Elevations 5704-CA-01-ZZ-DR-A-00170 P4

Unit 2 Warehouse GA Plan 5704-CA-02-00-DR-A-00100 P4

Unit 2 Office Floor GA Plan 5704-CA-02-ZZ-DR-A-00101 P5

Unit 2 Roof GA Plan 5704-CA-02-RF-DR-A-00102 P4

Unit 2 Proposed Warehouse GA Sections 5704-CA-02-ZZ-DR-A-00150 P4 Unit 2
Proposed Office Sections 5704-CA-02-ZZ-DR-A-00151 P4

Unit 2 Proposed Elevations 5704-CA-02-ZZ-DR-A-00170 P4

Unit 3A and 3B Warehouse GA Plan 5704-CA-03-00-DR-A-00100 P4

Unit 3A and 3B Office Floor GA Plan 5704-CA-03-ZZ-DR-A-00101 P5

Unit 3A and 3B Roof GA Plan 5704-CA-03-RF-DR-A-00102 P4

Unit 3A and 3B Proposed Warehouse GA Sections 5704-CA-03-ZZ-DR-A- 00150 P4

Unit 3A and 3B Proposed Office Sections 5704-CA-03-ZZ-DR-A-00151 P4 Unit 3A
and 3B Proposed Elevations 5704-CA-03-ZZ-DR-A-00170 P4

Unit 4 Warehouse GA Plan 5704-CA-04-00-DR-A-00100 P4

Unit 4 Office Floor GA Plan 5704-CA-04-ZZ-DR-A-00101 P4

Unit 4 Roof GA Plan 5704-CA-04-RF-DR-A-00102 P4 PL5

Unit 4 Proposed Warehouse GA Sections 5704-CA-04-ZZ-DR-A-00150 P4 Unit 4
Proposed Office Sections 5704-CA-04-ZZ-DR-A-00151 P4

Unit 4 Proposed Elevations 5704-CA-04-ZZ-DR-A-00170 P5

Unit 5 Warehouse GA Plan 5704-CA-05-00-DR-A-00100 P5

Unit 5 Office Floor GA Plan 5704-CA-05-ZZ-DR-A-00101 P5

Unit 5 Roof GA Plan 5704-CA-05-RF-DR-A-00102 P4

Unit 5 Proposed Warehouse GA Sections 5704-CA-05-ZZ-DR-A-00150 P4 Unit 5
Proposed Office Sections 5704-CA-05-ZZ-DR-A-00151 P4

Unit 5 Proposed Elevations 5704-CA-05-ZZ-DR-A-00170 P5

Typical Cycle Shelter Details 5704-CA-XX-XX-DR-A-97001 P1

Proposed Service Yard Fence Layout 5704-CA-ZZ-00-DR-A-01100 P1 Typical
Paladin Fencing Detail 5704-CA-00-XX-DR-A-00301 P2

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', is placed over a light green rectangular background.

Justin Turvey
Head of Development Management - Place & Growth