

**Date:** 23 March 2026  
**Application:** 260548



**WOKINGHAM  
BOROUGH COUNCIL**

Ms Emma Ward  
Stonebond Properties (Guildford) Limited  
1 Bishops Wharf  
Walnut Tree Close  
Guildford, Surrey  
GU1 4UP

---

Development Management &  
Compliance

---

P.O. Box 157

---

Shute End, Wokingham

---

Berkshire, RG40 1BN

---

Tel: (0118) 974 6000

---

Minicom No: (0118) 974 6991

---

Dear Ms Emma Ward,

**NON-MATERIAL AMENDMENT RESPONSE**

**Application Number:** 260548

**Site Address:** Land East Of Longwater Road, Longwater Road, Wokingham, RG40 3TS

**Proposal:** Application for non-material amendment to planning consent 241567 to allow minor amendment to condition 28 (compliance condition).

I refer to your application for a non-material amendment registered on 4 March 2026 under the above reference number. The proposal is for:

Due to the nature of the proposed alterations to the drainage strategy and the fact that further consultation with the Lead Local Flooding Authority (LLFA) on this technical matter is required to assess these changes, the proposals are not considered to be non-material amendments to the original consent.

Wokingham Borough Council does not accept the alterations referred to and shown in the plans above as non-material amendments and therefore requires a further planning permission due to the following reason:

As the change is considered to be material application 260548 is therefore refused.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Justin Turvey', on a light green rectangular background.

Justin Turvey  
Head of Development Management - Place & Growth