

23rd June 2026

Our Ref: 333101202/A3/IS

Mr. M, Croucher,
Development Management Team Manager,
Wokingham Borough Council,
Shute End,
Wokingham,
Berkshire,
RG40 1BN

Dear Mark,

SECTION 96A APPLICATION FOR A NON-MATERIAL AMENDMENT IN RELATION TO PLANNING APPLICATION REFERENCE 260224

On behalf of our client, Taylor Wimpey West London, we are pleased to submit an application for a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act 1990, in relation to planning application reference: 260224 at Land off Watmore Lane, Winnersh, Wokingham.

Following email engagement with yourself as Case Officer on 8 June, our Client seeks to amend Condition 2 of the Watmore Lane Phase 1 Reserved Matters application's decision notice.

The proposed NMA relates to the approved plans listed under Condition 2 and seeks to correct and clarify the schedule of approved drawings, as below:

The NMA seeks for the drawing number of 7135A-PL-137 (Phase 1 Plans and Elevations PH3B Semi and PH3CPH3B) to be replaced with drawing number 7135A-PL-137-A. The new drawing corrects the fenestration in the rear elevation so that it is consistent with the floor plans.

The NMA seeks for the drawing number 7135A-PL-139 (Phase 1 Plans and Elevations PH3A-PH3B and PH3A-PH3C) to be replaced with drawing number 7135A-PL-139-A. The new drawing corrects the position of the door on the rear elevation so that it is consistent with the ground floor plan.

The NMA seeks for the drawing number 7135A-PL-141-B (Phase 1 Plans and Elevations PH3D Semi) to be replaced with drawing number 7135A-PL-141-C (Phase 1 Plans and Elevations PH3D Semi). The new drawing removes the annotation for plots 77-78 as it relates solely to plots 02, 03, 46, 47, 48, 49, 73 and 74.

The NMA seeks for the drawing number of 7135A-PL-160-C (Phase 1 Street Scenes Sheet 1) to be replaced with 7135A-PL-160-D. The new street scenes now show the railings in front of the apartments.

The NMA seeks for the drawing number of 7135A-PL-161-C (Phase 1 Street Scenes Sheet 2) to be replaced with 7135A-PL-161-E. The new street scenes now show the railings in front of the apartments.

In addition, the NMA seeks to amend Condition 2 to include Phase 1 Plans and Elevations plan 7135A-PL-149, which was omitted from the decision notice.

Also submitted with this application is drawing 7135A-PL-103-F (Proposed Site Plan), which is the approved site plan on the decision notice. For clarification, this NMA does not seek to amend the site plan and the drawing has only been submitted to meet the requirements for validation.

Table 1 sets out the drawing title and the updated plan reference which supersedes the drawing listed on the decision notice, together with the drawing that had been omitted from the decision notice.

Table 1: Proposed Amendments

Drawing	Approved Plan Reference	Proposed Plan Reference
Phase 1 Plans and Elevations PH3B Semi and PH3CPH3B	7135A-PL-137	<u>7135A-PL-137-A</u>
Phase 1 Plans and Elevations PH3A-PH3B and PH3A-PH3C	7135A-PL-139	<u>7135A-PL-139-A</u>
Phase 1 Plans and Elevations PH3D Semi	7135A-PL-141-B	<u>7135A-PL-141-C</u>
Phase 1 Plans and Elevations PH4B	-	<u>7135A-PL-149¹</u>
Phase 1 Street Scenes Sheet 1	7135A-PL-160-C	<u>7135A-PL-160-D</u>
Phase 1 Street Scenes Sheet 2	7135A-PL-161-C	<u>7135A-PL-161-E</u>

In summary, no changes are proposed to the approved development beyond the correction and clarification of the plans and the references listed under Condition 2. We therefore consider the proposed amendments to constitute a Non-Material Amendment and do not materially change the existing permission.

The NMA application fee has been paid directly to the Planning Portal.

We trust the Council has sufficient information to register and determine the enclosed Non-Material Amendment application and we look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely,



Ilaria Sutton
Planner
Stantec UK Limited

¹ For clarity purposes, we have included this plan within the submission. This plan formed part of the original submission pack issued on 28 January 2026 and remains unchanged.