

05 November 2024
Our Ref: 22.1048

Mr Nick Chancellor
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Planning Portal Reference: PP-13531213

Dear Mr Chancellor,

Re: Application for a Non-Material Amendment to Reserved Matters Approval (Reference 230872) Relating to the Arborfield Green District Centre, Arborfield Green, RG2 2GB

On behalf of our client, Crest Nicholson Operations Ltd., we are pleased to submit a Non-Material Amendment (NMA) application relating to the Arborfield Green District Centre. This application is submitted following the approval of the Reserved Matters (RM) planning application (Ref. 230872) for the Arborfield District Centre on 17 October 2023.

Planning History

Arborfield Green forms the northern portion of the Arborfield Garrison Strategic Development Location (SDL). The Arborfield SDL is identified in Policy CP18 of Wokingham Borough Council's ('WBC') Core Strategy (2010) as being capable of delivering up to 3,500 new dwellings. Arborfield Green will deliver up to 2,000 dwellings, with the remaining 1,500 dwellings being delivered on the southern portion of the SDL, by Cala Homes and other development partners.

In April 2015, approval was granted for a hybrid planning application (Ref. O/2014/2280). The hybrid planning permission granted for up to 2,000 new homes, a District Centre, a primary school and sporting facilities alongside other community infrastructure. Full planning permission has also been granted for two new areas of Suitable Alternative Natural Greenspace (SANG).

An RM application for the District Centre (Ref. 230872) was also approved in October 2023 for the following:

"Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 (dated 02/04/2015). The Reserved Matters (access, appearance, landscaping, layout and scale) comprise details of a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), a pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery. New vehicular, pedestrian and cycle accesses to be provided with associated internal roads, parking, landscaping, drainage, substations, plant, bin and cycle storage."



The Proposal

Since the approval of the RM application (Ref. 230872), further discussions with the utilities provider for the site have highlighted that the substations on the Site, which will serve the different elements of the District Centre as well as future Parcel N to the north, need to be re-located.

The two substations which require to be re-located are currently situated to the north of the open space associated with the Community Centre building (adjacent to the cycle / bin store). One of the substations is being removed entirely from the District Centre. This is instead to be relocated to the north of the District Centre and as this will sit outside of the application boundary for the District Centre, it will be dealt with by way of a separate planning application.

The second substation is proposed to be repositioned along with the refuse/cycle store slightly further east, so that the substation has direct access from the highway (see Site Layout Plan). Associated access and landscaping is also to be updated accordingly to accommodate these changes, and ensure that there is no impact on the streetscene as a result of the re-location.

In addition to these changes, the pub operator requires exclusive use of 53 parking spaces. As a result, this NMA application also seeks to allocate an additional 6 parking spaces previously proposed to be shared, to the pub (see Parking Strategy Plan). 2 wheelchair-accessible shared use spaces will be retained to the south of the pub for convenient access to the High Street by blue badge holders.

Finally, the suite of plans have also been updated to reflect the latest technical layout as agreed with the Council's Highways department through the separate technical process. We are advised that these changes are necessary to secure the adoption of highways within the proposed District Centre.

As such, it has been agreed that an NMA application will need to be submitted, to approve the following changes to the layout:

- One of the substations adjacent to the Community Centre has been removed, with the second substation re-located further to the east, alongside the refuse/cycle store (an updated substation drawing is included within this submission);
- The layout has been updated to align with the technical highway drawings in order to allow for the roads to be adopted by WBC. In summary, this includes:
 - Wider bends and additional footways
 - A parking bay has been moved from adjacent to the high street
 - More formalised junctions have been incorporated rather than vehicle crossovers for shared surface street transitions;
- The proposed landscaping and tree planting has also been updated as required in order to accommodate the above, as required to secure the adoption of roads and footpaths and to comply with the requirements of utility providers. This primarily includes re-positioning some of the landscaping and tree planting in order to accommodate the updated highway arrangement, rather than the removal of landscaping;
- The proposed cycle storage parking has been updated to reflect the amendments made to the soft landscaping adjustments; and

- Technical details have been added to the suite of plans, including details of the Locally Equipped Area of Play (LEAP), the drainage basins and landscaping to the Village Green.

Whilst there is no statutory definition of a 'non-material amendment' it is apparent that when taking into account the context of the overall scheme that the amendments sought are non-material.

The proposed alterations would represent a minor revision to the approved layout and would not result in a material change to the approved drawings allowed under reference 230872.

The proposed amendments would, therefore, accord with Section 96A of the Town and Country Planning Act 1990 which states that "*a local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material*". The Act also states that "*the power conferred...includes power to remove or alter existing conditions*".

Drawings to be Amended

In order to deliver these improvements, revisions to the approved application drawings are required as approved under Condition 2 of RM approval (Ref. 230872). As a result, this NMA application has been prepared, which seeks to amend the planning application approval to reflect the new drawing references submitted with this NMA application.

The approved plans and particulars listed on the Decision Notice shall remain unaltered, except to revise the following references within Condition 2:

Previous Drawing References to be Deleted	New Drawing References to be Inserted
Site Layout Plan – Ref. P21-2598-05 Rev W	Site Layout Plan – Ref. P21-2598-05 Rev AE
Site Layout Plan 1-1000 – Ref. P21-2598-05 Rev W	Site Layout Plan 1-1000 – Ref. P21-2598-05 Rev AE
Commercial Space Plan- Ref. P21-2598-DE-08 Rev J	Commercial Space Plan- Ref. P21-2598-DE-08 Rev L
Parking Strategy Plan – Ref. P21-2598-DE-09B Rev D	Parking Strategy Plan – Ref. P21-2598-DE-09B Rev G
Affordable Housing Plan – Ref. P21-2598-DE-10 Rev G	Affordable Housing Plan – Ref. P21-2598-DE-10 Rev J
House Type Pack – Ref. P21-2598-DE-12 Rev D	House Type Pack – Ref. P21-2598-12 Rev E
M4 Compliance Plan – Ref. P21-2598-DE-17 Rev D	M4 Compliance Plan – Ref. P21-2598-DE-17 Rev E
Buildings Heights Plan – Ref. P21-2598-DE-21 Rev C	Buildings Heights Plan – Ref. P21-2598-DE-21 Rev E

Boundaries Plan – Ref. P21-2598-DE-22 Rev C	Boundaries Plan – Ref. P21-2598-DE-22 Rev E
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In addition to the above, a number of plans outside those which are listed under Condition 2 are also submitted in order to provide context for the amendments proposed as part of this application:

- Development Landscape Masterplan – Ref. 1501/006 Rev Q
- Full Landscape Masterplan – Ref. 1501/007 Rev P
- High Street Landscape Vignette – Ref. 1501/005 Rev K
- Materials Plan – Ref. P21-2598-DE-14 Rev F
- Adoption Plan – Ref. P21-2598-DE-18 Rev E
- Refuse Management Plan – Ref. P21-2598-DE-19 Rev D
- Movement Hierarchy Plan – Ref. P21-2598-DE-25 Rev C
- Cycle Storage Location Plan – Ref. P21-2598-DE-36 Rev E

Application Fee

The application fee of £363 has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely

Jude Aggett

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