



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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Phone: 0118 974 6000

Application for a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

RG1 1AX

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Reference number

250399

Date of decision

23/06/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

To amend the approved Tenure Plan, Presentation Layout and Planning Layout and Affordable Housing Scheme as such:
Approved: Proposed Tenure Plan P1914.R10.04-X, Proposed Presentation Layout P1914.R10.00-AL, Proposed Planning Layout P1914.R10.01-AM, Affordable Housing Scheme prepared by Nexus Planning dated June 2025
Revised: Proposed Tenure Plan P1914.R10.04-Y, Proposed Presentation Layout P1914.R10.00-AM, Proposed Planning Layout P1914.R10.01-AN
Affordable Housing Scheme dated March 2026

Please state why you wish to make this amendment

The S106 agreement which accompanied the hybrid consent requires the submission of an Affordable Housing Scheme ('AHS') for each development phase of the development. The AHS should take consideration of the Framework Affordable Housing Scheme ('FAHS'), which is set out in the Phasing Plan, submitted to discharge Hybrid condition 3. S106 Schedule 1, Part 1, Paragraph 4 requires the submission of an Affordable Housing Scheme for each development phase to confirm broad compliance with the FAHS in the Phasing Plan.

An AHS was submitted with the reserved matters application for Parcel R10. The AHS was approved in accordance with the proposed development.

Since the approval of reserved matters, Miller Homes, alongside Kier Ventures Limited who are delivering Parcel R11, have submitted a Deed of Variation to the S106 legal agreement to alter the affordable housing mix to coincide with discussions both parties are having with registered providers.

In order to comply with the proposed changes in the S106, a non-material amendment application is required pursuant to the Parcel R10 reserved matters application. It is proposed to amend the approved Tenure Plan and the approved Affordable Housing Scheme in accordance with the proposed changes in the S106.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

Proposed Tenure Plan P1914.R10.04-X
Proposed Presentation Layout P1914.R10.00-AL
Proposed Planning Layout P1914.R10.01-AM
Affordable Housing Scheme dated June 2025

New plan/drawing numbers

Proposed Tenure Plan P1914.R10.04-Y
Proposed Presentation Layout P1914.R10.00-AM
Proposed Planning Layout P1914.R10.01-AN
Affordable Housing Scheme dated March 2026

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
- ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes
☐ No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

Unlike R11 , the reserved matters for R10 doesn't have a condition requiring submission and approval of the revised mix, so I suggest an NMA, accompanied by an updated affordable housing layout and a schedule setting out the approved and revised tenure for each affordable dwelling, along the lines submitted for R11 to regularise this. It is probably worth submitting informally in the first instance.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Matt Harris

Date

12/03/2026