

Date: 20/02/2025
Application: 242942



**WOKINGHAM
BOROUGH COUNCIL**

Caroline Belmont
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Development Management &
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Dear Caroline

NON-MATERIAL AMENDMENT RESPONSE

Application Number: 242942
Applicant Name: Vistry Thames Valley
Site Address: Hogwood Farm, Sheerlands Road, Wokingham,
Arborfield RG40 4QY
Proposal: Application for non-material amendment to reserved
matters approval 231095 to allow amendment to the
types and tenures of the S106 affordable homes
within Parcel 10. Amended parking plan.

I refer to your application for a non-material amendment registered on 12 December 2024 under the above reference number.

Section 96A of the Town and Country Planning Act 1990 (as amended) gives Local Planning Authorities the power to change any planning permission relating to land in their area if they are satisfied that the change is not material: this includes imposition of new conditions or removal or alteration of existing conditions.

The application proposes to amend the types and tenures of the s.106 affordable housing within Parcel P10 and to amend the parking plan (Reserved Matters 231095). As set out within the following documents:

24.2001.2060 A - Tenure Plan
Schedule of Accommodation (dated 21/11/2024)
HFN10-1700-F - Parking Plan

Wokingham Borough Council accept the amendments as non-material and which will not require the granting of a further planning permission. Condition 2 of 231095 is therefore amended to read as follows:

Approved Plans

2. The development hereby permitted shall be carried out in accordance with the following approved plans unless otherwise agreed in writing with the Local Planning Authority:

Title	Drawing no.	Rev	Received by the LPA
Site Layout	3112-C-1005-PL	H	13 December 2023
Site Location Plan	3112-A-1000-PL	B	7 December 2023
Dwelling Pack (Part 1)	/	/	12 December 2023
Dwelling Pack (Part 2)	/	/	7 December 2023
Tenure Plan	24.2001.2060	A	10 December 2024
Refuse Plan	3112-A-1701-PL	D	13 December 2023
Parking Plan	HFN10-1700	F	12 February 2025
Drainage Statement	C86651-JNP-92-XX-RP-D-1000	P03	6 November 2023
Schedule of Accommodation (dated 21/11/2024)	/		10 December 2024

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

An Informative is added to the decision as follows:

17). For the avoidance of doubt, the required plot locations for affordable housing are defined by the approved Tenure Plan and Schedule of Accommodation only. Condition 16 of the Reserved Matters approval shall not be taken to infer any planning or legal requirement to deliver plot numbers 633-644 as s.106 Affordable Housing.

You are reminded this letter does not convey any additional approval which may be required under other legislation, including Building Control.

Yours sincerely,

MHead

Marcia Head
Head of Development Management – Place & Growth