

28 October 2025

Our Ref: 25009/SS

F.A.O Benjamin Hindle
Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

VIA PLANNING PORTAL REF: PP-14439224)

Dear Benjamin,

**SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
SHINFIELD PARK, WHITLEY WOOD LANE, SHINFIELD, WOKINGHAM, RG2 9FW
NON-MATERIAL AMENDMENT TO PLANNING PERMISSION REF: 250415**

We have been instructed by our client, Wrenbridge (FRELD Reading) LLP ('Wrenbridge') ('the Applicant') to submit a section 96a application to amend Condition 2 of Planning Permission Ref: 250415 which relates to development at Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW ('the Site'). This permits the following development:

'Full application for the proposed redevelopment of the site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.'

Background and Proposed Amendments

Planning permission was recently granted on 14 October 2025 for the development outlined above. This followed Prior Approval for demolition of existing buildings on the Site, granted on 19 February 2025 (Ref: 250277). Demolition works commenced under the Prior Approval and are now substantially complete.

Wrenbridge are now in the process of procuring a contractor for the main build and as part of the detailed and technical design stage of works, a number of minor design changes are proposed. These are detailed within the NMA Design Changes (October 2025) prepared by Chetwoods and summarised below. It should be noted that whilst there may appear to be a long list, they are individually (and when considered in combination), non-material when viewed in the context of the planning permission as a whole.

1) Changes to the Office/Warehouse areas

- Within all units, we have sought to rationalise and reduce the entrance core and consolidate ancillary accommodation within the units to ensure they are as efficient as possible. The effect of these internal changes has resulted in a minor reduction of curtain walling around the entrance corners of each unit.
- Within each unit, the office content has been reduced and the warehouse footprints marginally increased. This has resulted in minor changes to the overall footprint of the units (all of which have marginally

increased) and the floorspace schedule affecting all units. As set out in Table 1 below, the floorspace within Units 1, 3A, 3B and 5 has marginally increased; whilst the floorspace within Units 2 and 4 has marginally decreased. Overall, the total floorspace across the development has increased by 16 sqm GEA.

Table 1: Changes to the Floorspace Schedule

Unit	Approved		Proposed		Variance	
	Sqm GIA	Sqm GEA	Sqm GIA	Sqm GEA	Sqm GIA	Sqm GEA
1	8,114	8,364	8,117	8,372	+3	+8
2	3,862	4,036	3,799	3,952	- 63	-84
3A	1,119	1,197	1,196	1,273	+77	+76
3B	1,119	1,197	1,196	1,273	+77	+76
4	2,655	2,796	2,544	2,693	- 111	-103
5	3,531	3,702	3,564	3,745	+33	+43
TOTAL	20,399	21,293	20,415	21,309	+16	+16

*Figures may vary due to rounding.

2) Elevational Changes

- Reduction in curtain walling around the entrance areas of each unit as noted above.
- Introduction of louvre panels on Unit 1.
- The haunch height of Units 3A and 3B has been reduced from 10m to 8m.
- Alterations to the position and overall number of loading doors across the development equating to an overall reduction of 2No. loading doors (on Unit 1); 1No. dock loader (on Unit 5); and 2No. van loading doors (on Units 3A/3B). Changes to the panelling around loading doors has also been adjusted accordingly.
- A series of translucent panels which were previously positioned above the loading doors on each unit have been omitted.

3) Introduction of External Plant Compounds

- With the exception of Unit 1 which is of a sufficient height to accommodate plant internally, it has been necessary to allocate an area in close proximity to all other units for an external plant compound. Each compound will be enclosed with timber board fencing as shown in the Typical External Plant Compound Detail (Drawing Ref: 5704-CA-00-XX-DR-A-00302 Rev P01). This will have the effect of screening plant equipment as well as attenuating plant noise.

4) Revised Parking Layout

- Adjustments to the parking layout of Units 1, 2, 3A and 4 have been made in order to provide for an enhanced distribution of spaces per unit. The overall number of spaces remains the same at 250 spaces across the development as a whole. The change in spaces assigned to each unit is set out in Table 2.

Table 2: Changes to the Distribution of Parking Spaces

Unit	Approved No. Spaces	Proposed No. Spaces	Variance
1*	84	91	+7
2	45	40	-5

Unit	Approved No. Spaces	Proposed No. Spaces	Variance
3A	12	11	-1
3B	15	15	0
4	37	36	-1
5*	33	40	+7
Overflow	24	17	-7
Total	250	250	0

*includes allocated spaces within the northern car park

- As a result of the above (and the incorporation of external plant compounds), there has been some corresponding adjustment to the location of the cycle store serving Units 2, 3A/3B, 4 and 5.

5) Revised Fencing

- Service yard security fencing has been omitted from Units 3A, 3B and 4, as shown on the updated Proposed Site Layout Masterplan (Drawing Ref: 5704-CA-ZZ-00-DR-A-00051 Rev P7) and the Proposed Service Yard Fence Layout (Drawing Ref: 5704-CA-ZZ-00-DR-A-01100 Rev P2).
- The previously proposed fence and gate across the access to the northern car park as also been omitted.

6) Landscape Changes

- Minor alterations to the staff amenity areas around the pond and to the north-east of Unit 1 to reduce the amount of hard surfacing and further increase the level of soft landscaping.

S96a Application

In order to facilitate the above changes, we are proposing an amendment to Condition 2 in order to substitute the approved drawings. For completeness, the proposed amendment to Condition 2 is set out below (proposed changes shown in **bold**).

Condition 2

Approved details - This permission is in respect of the submitted application plans and drawings named and numbered:

*Proposed Site Layout Masterplan 5704-CA-ZZ-00-DR-A-00051 **P6 P7***

*Unit 1 Warehouse GA Plan 5704-CA-01-00-DR-A-00100 **P4 PL5***

*Unit 1 Office Floor GA Plan 5704-CA-01-ZZ-DR-A-00101 **P4 PL5***

*Unit 1 Roof GA Plan 5704-CA-01-RF-DR-A-00102 **P4 PL5***

*Unit 1 Proposed Warehouse GA Sections 5704-CA-01-ZZ-DR-A-00150 **P4 PL5***

*Unit 1 Proposed Office Sections 5704-CA-01-ZZ-DR-A-00151 **P4 PL5***

*Unit 1 Proposed Elevations 5704-CA-01-ZZ-DR-A-00170 **P4 PL5***

*Unit 2 Warehouse GA Plan 5704-CA-02-00-DR-A-00100 **P4 PL5***

*Unit 2 Office Floor GA Plan 5704-CA-02-ZZ-DR-A-00101 **P5 PL6***

*Unit 2 Roof GA Plan 5704-CA-02-RF-DR-A-00102 **P4 PL5***

*Unit 2 Proposed Warehouse GA Sections 5704-CA-02-ZZ-DR-A-00150 **P4 PL5***

*Unit 2 Proposed Office Sections 5704-CA-02-ZZ-DR-A-00151 **P4 PL5***

*Unit 2 Proposed Elevations 5704-CA-02-ZZ-DR-A-00170 **P4 PL5***

*Unit 3A and 3B Warehouse GA Plan 5704-CA-03-00-DR-A-00100 **P4 PL5***

Unit 3A and 3B Office Floor GA Plan 5704-CA-03-ZZ-DR-A-00101 **P5 PL6**
Unit 3A and 3B Roof GA Plan 5704-CA-03-RF-DR-A-00102 **P4 PL5**
Unit 3A and 3B Proposed Warehouse GA Sections 5704-CA-03-ZZ-DR-A- 00150 **P4 PL5**
Unit 3A and 3B Proposed Office Sections 5704-CA-03-ZZ-DR-A-00151 **P4 PL5**
Unit 3A and 3B Proposed Elevations 5704-CA-03-ZZ-DR-A-00170 **P4 PL5**
Unit 4 Warehouse GA Plan 5704-CA-04-00-DR-A-00100 **P4 PL5**
Unit 4 Office Floor GA Plan 5704-CA-04-ZZ-DR-A-00101 **P4 PL5**
Unit 4 Roof GA Plan 5704-CA-04-RF-DR-A-00102 **P4 PL5**
Unit 4 Proposed Warehouse GA Sections 5704-CA-04-ZZ-DR-A-00150 **P4 PL5**
Unit 4 Proposed Office Sections 5704-CA-04-ZZ-DR-A-00151 **P4 PL5**
Unit 4 Proposed Elevations 5704-CA-04-ZZ-DR-A-00170 **P5 PL6**
Unit 5 Warehouse GA Plan 5704-CA-05-00-DR-A-00100 **P5 PL6**
Unit 5 Office Floor GA Plan 5704-CA-05-ZZ-DR-A-00101 **P5 PL6**
Unit 5 Roof GA Plan 5704-CA-05-RF-DR-A-00102 **P4 PL5**
Unit 5 Proposed Warehouse GA Sections 5704-CA-05-ZZ-DR-A-00150 **P4 PL5**
Unit 5 Proposed Office Sections 5704-CA-05-ZZ-DR-A-00151 **P4 PL5**
Unit 5 Proposed Elevations 5704-CA-05-ZZ-DR-A-00170 **P5 PL6**
Typical Cycle Shelter Details 5704-CA-XX-XX-DR-A-97001 P1
Proposed Service Yard Fence Layout 5704-CA-ZZ-00-DR-A-01100 **P1 P2**
Typical Paladin Fencing Detail 5704-CA-00-XX-DR-A-00301 P2
Typical External Plant Compound Detail 5704-CA-00-XX-DR-A-00302 P01

Received by the local planning authority on 20 February and 22 April 2025. The development shall be carried out in accordance with the approved details unless other minor variations are agreed in writing after the date of this permission and before implementation with the Local Planning Authority.

Justification

Section 96a of the Act states that a Local Planning Authority may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material. Whilst there is no statutory definition of 'non-material', when deciding whether a change is material the determining authority must have regard to the effect of the change, together with any previous changes made to the planning permission as originally granted.

In this case, no previous changes have been made to the planning permission. As a result, the determining authority needs to consider solely the effect of the changes proposed in the context of the wider planning permission.

The changes sought do not alter the scope, scale or mitigation secured by the planning permission. They do not undermine or alter the original aims or objectives of the planning permission. There will be no material change to the permitted development and the changes would not give rise to any impacts over and above those assessed as part of the original planning permission.

It is therefore considered that the changes sought, when considered in the context of the overall scheme, constitutes a non-material amendment and should be determined as such.

Submission

In support of this application, the following information has been submitted via Planning Portal (Ref: PP-14439224):

- Application Form, duly completed;
- Covering Letter, prepared by NWS (this document);
- Site Location Plan (Drawing Ref: 5704-CA-ZZ-00-DR-A-00050 Rev P2);
- Application Drawings (please refer to Drawing Schedule in **Appendix 1**); and
- NMA Design Updates (October 2025), prepared by Chetwoods.

A payment of £298 being the appropriate fee as required by the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended), has been made via the Planning Portal.

We trust the information provided is sufficient and look forward to receiving confirmation that the application has been registered and validated. If you require anything further, please do not hesitate to contact either myself or Paul Newton at this office.

Yours sincerely,



Susie Stephen
Director

E: susie.stephen@nwsplanning.co.uk
T: 07467 482 284

NWS Planning Limited

Drawing Schedule

Title	Drawing Ref:	Approved Revision	Substitute Revision
Proposed Site Layout Masterplan	5704-CA-ZZ-00-DR-A-00051	P6	P7
Unit 1 Warehouse GA Plan	5704-CA-01-00-DR-A-00100	P4	PL5
Unit 1 Office Floor GA Plan	5704-CA-01-ZZ-DR-A-00101	P4	PL5
Unit 1 Roof GA Plan	5704-CA-01-RF-DR-A-00102	P4	PL5
Unit 1 Proposed Warehouse GA Sections	5704-CA-01-ZZ-DR-A-00150	P4	PL5
Unit 1 Proposed Office Sections	5704-CA-01-ZZ-DR-A-00151	P4	PL5
Unit 1 Proposed Elevations	5704-CA-01-ZZ-DR-A-00170	P4	PL5
Unit 2 Warehouse GA Plan	5704-CA-02-00-DR-A-00100	P4	PL5
Unit 2 Office Floor GA Plan	5704-CA-02-ZZ-DR-A-00101	P5	PL6
Unit 2 Roof GA Plan	5704-CA-02-RF-DR-A-00102	P4	PL5
Unit 2 Proposed Warehouse GA Sections	5704-CA-02-ZZ-DR-A-00150	P4	PL5
Unit 2 Proposed Office Sections	5704-CA-02-ZZ-DR-A-00151	P4	PL5
Unit 2 Proposed Elevations	5704-CA-02-ZZ-DR-A-00170	P4	PL5
Unit 3A and 3B Warehouse GA Plan	5704-CA-03-00-DR-A-00100	P4	PL5
Unit 3A and 3B Office Floor GA Plan	5704-CA-03-ZZ-DR-A-00101	P5	PL6
Unit 3A and 3B Roof GA Plan	5704-CA-03-RF-DR-A-00102	P4	PL5
Unit 3A and 3B Proposed Warehouse GA Sections	5704-CA-03-ZZ-DR-A- 00150	P4	PL5
Unit 3A and 3B Proposed Office Sections	5704-CA-03-ZZ-DR-A-00151	P4	PL5
Unit 3A and 3B Proposed Elevations	5704-CA-03-ZZ-DR-A-00170	P4	PL5
Unit 4 Warehouse GA Plan	5704-CA-04-00-DR-A-00100	P4	PL5
Unit 4 Office Floor GA Plan	5704-CA-04-ZZ-DR-A-00101	P4	PL5
Unit 4 Roof GA Plan	5704-CA-04-RF-DR-A-00102	P4	PL5
Unit 4 Proposed Warehouse GA Sections	5704-CA-04-ZZ-DR-A-00150	P4	PL5
Unit 4 Proposed Office Sections	5704-CA-04-ZZ-DR-A-00151	P4	PL5
Unit 4 Proposed Elevations	5704-CA-04-ZZ-DR-A-00170	P5	PL6
Unit 5 Warehouse GA Plan	5704-CA-05-00-DR-A-00100	P5	PL6
Unit 5 Office Floor GA Plan	5704-CA-05-ZZ-DR-A-00101	P5	PL6
Unit 5 Roof GA Plan	5704-CA-05-RF-DR-A-00102	P4	PL5
Unit 5 Proposed Warehouse GA Sections	5704-CA-05-ZZ-DR-A-00150	P4	PL5
Unit 5 Proposed Office Sections	5704-CA-05-ZZ-DR-A-00151	P4	PL5

Title	Drawing Ref:	Approved Revision	Substitute Revision
Unit 5 Proposed Elevations	5704-CA-05-ZZ-DR-A-00170	P5	PL6
Proposed Service Yard Fence Layout	5704-CA-ZZ-00-DR-A-01100	P1	P2
Typical External Plant Compound Details	5704-CA-00-XX-DR-A-00302	-	P01