

04 June 2025
Our Ref: 22.1048/JA

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Planning Portal Reference: PP-14056831

Dear [REDACTED]

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

On behalf of our client, Crest Nicholson Operations Ltd., ('Crest') 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 Arborfield Green District Centre (Ref. 230872) was subsequently 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) and an NMA application (Ref. 242822) which was granted in November 2024 and following discussions with Officers from Wokingham Borough Council (WBC), it has been agreed that a further NMA application will need to be submitted, to approve the following change to the District Centre layout:

- The rear boundaries of Plots 187, Plots 190 – 204, and the rear boundary of the Pre-School building have been marginally adjusted in order to ensure that the boundaries of the properties sit outside of the ownership of WBC / Bohunt School.

The proposed plan seeks to pull the rear fence line of these properties in by up to 1m, with minor changes to the positions of Plots 187-189 (which have shifted marginally north) required.

All of the gardens for the affected Plots remain appropriate and useable areas of private amenity. No other changes are proposed to the wider layout, or to the approved house types (including mix or parking arrangements).

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 referenced 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 Drawings References to be Inserted
Site Layout Plan 1-1000 – Ref. P21-2598-05 Rev AE	Site Layout Plan 1-1000 – Ref. P21-2598-05 Rev AG
Site Layout Plan – Ref. P21-2598-05 Rev W	Site Layout Plan – Ref. P21-2598-05 Rev AG
Construction Phasing Plan – Ref. P21-2598-DE-05 Rev W / AGDC-CP001	Construction Phasing Plan – Ref. P21-2598-DE-05 Rev AG / AGDC-CP001 rev A

Electric Vehicle Charging Plan – Ref. AGDC-EV001 Rev A	Electric Vehicle Charging Plan – Ref. AGDC-EV001 Rev B
Commercial Space Plan – Ref. P21-2598-DE-08 Rev L	Commercial Space Plan – Ref. P21-2598-DE-08 Rev M
Parking Strategy Plan – Ref. P21-2598-DE-09B Rev G	Parking Strategy Plan – Ref. P21-2598-DE-09B Rev H
Affordable Housing Plan – Ref. P21-2598-DE-10 Rev J	Affordable Housing Plan – Ref. P21-2598-DE-10 Rev K
M4 Compliance Plan – Ref. P21-2598-DE-17 Rev E	M4 Compliance Plan – Ref. P21-2598-DE-17 Rev F
Buildings Heights Plan – Ref. P21-2598-DE-21 Rev E	Building Heights Plan – Ref. P21-2598-DE-21 Rev F
Boundaries Plan – Ref. P21-2598-DE-22 Rev E	Boundaries Plan – Ref. P21-2598-DE-22 Rev F
Land Use Plan – Ref. P21-2598-DE-31	Land Use Plan – Ref. P21-2598-DE-31 Rev B

Application Fee

The application fee of £383 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 MRTPI
Planner

