

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260576
Site Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, RG10 9PR
Expiry Date:	3 April 2026
Proposal: Application for non-material amendment to planning consent 243124 to amend affordable housing tenures.	

PLANNING HISTORY

Application No.	Description	Decision & Date
252034	Application to modify a Section 106 Planning Obligation to allow amendments to the affordable housing tenure mix as set out in Schedule 1 (Affordable Housing) of the Section 106 Agreement dated 5th July 2023 relating to planning permission 212720.	DoV Completed 26/01/2026
252575	Application for non-material amendment to planning consent 243124 to change the garage roof to Plot 30; amend access road serving Plots 191-200; change rear garden areas for Plots 191 -200 and amendment to the positioning of plots 191-200 (and associated landscape and car parking layout changes)	Approved 23/01/2026
243124	Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).	Approved 20/06/2025
212720	Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings. (Means of access into the site from New Bath Road to be considered.)	Approved 05/07/2023
211853	EIA Screening Opinion for a development of up to 200 dwellings	Not development EIA

APPRAISAL

Site Description:

The application site known as Bridge Farm is located approximately 0.5km to the northwest of the centre of Twyford and extends to approximately 12.2 hectares and comprises agricultural land, previously used for the grazing of cattle, and includes associated agricultural buildings and an agricultural track running through the site from north to south, known as Muddlers Lane.

The east boundary of the site borders the Henley Branch railway line and its associated cutting and beyond this lies the edge of the built-up area which defines the current boundary of the Major Development Location of Twyford. The site is therefore located close to but sits outside of the current development limits of Twyford. The north of the site borders the New Bath Road (A4) and the River Loddon to the west, beyond which are further fields and the Old River. Vehicular access into the site is currently via Muddlers Lane access track off the A4 to the north and Bridge Farm Road which is accessed off the Wargrave Road to the south.

As referenced in the planning history, outline planning permission was granted in 2023 for the development of the site for up to 200 dwellings, and subsequent reserved matters relating to Appearance, Landscaping, Layout and Scale were approved in June 2025.

Proposal: This application is made under s.96a of the Town and Country Planning Act 1990 (as amended) and seeks an amendment in relation to the housing tenure plan which was listed for approval under the reserved matters application. The provisions of S.96A enables non-material amendments to be undertaken, provided that the LPA is satisfied the changes are non-material in nature.

Planning legislation does not provide a statutory definition of what constitutes a ‘non-material’ amendment. The National Planning Guidance states that this is because a material change will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. As an application under s.96A is not an application for planning permission, the existing DMPO provisions relating to statutory consultation and publicity do not apply.

A Deed of Variation was completed on 26th January 2026 which agreed a change to the original S106 affordable housing tenure mix. Due to reasons set out in the accompanying report to 252034, the DoV agreed changes which included the introduction of 6 affordable rent units, a reduction in the number of social rented units and an increase in the number of shared ownership units.

An updated affordable housing tenure plan was submitted to accompany the DoV assessment, but was not approved as part of the DoV. This NMA therefore seeks to approve the updated affordable housing tenure plan to ensure consistency with what has been agreed through the Deed of Variation.

The submitted tenure plan (ref: DES-703-105-6 – Tenure Plan) is the same plan that was used to assess the proposed DoV changes and accurately reflects the agreed tenure mix adjustments secured through the completed DoV. The plan does not introduce any material changes to the approved layout or the character of the

development. Instead, it simply reassigns certain affordable housing tenure types to align with the approved DoV.

Is the proposed change non-material?

Yes	☒
No	☐

The Public Sector Equality Duty (Equality Act 2010):

In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION

Recommendation:	Approve – the change is non-material.
Date:	16 March 2026
Earliest date for decision:	N/A

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan – Head of Strategic Development
Date:	16/03/2026