WOKINGHAM BOROUGH COUNCIL

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
email: development.control@wokingham.gov.uk
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

Land To West Of Park Lane, Charvil, RG10 9TS

Address Line 1

Land To West Of Park Lane

Address Line 2

Address Line 3

Town/city

Charvil

Postcode

RG10 9TS

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

Easting (x)

477525

Northing (y)

175171

Description

Land To West Of Park Lane

Applicant Details

Name/Company

Title

Bellway Thames Valley

First name

Georgiana

Surname

Nastasache

Company Name

Bellway

Address

Address line 1

Imperium

Address line 2

Imperial Way

Address line 3

Town/City

Reading

County

Berkshire

Country

United Kingdom

Postcode

RG2 0TG

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Applicant 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?

- [x] 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
- [x] Not applicable

Description of Your Proposal

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

Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.

Reference number

232704

Date of decision

12/05/2025

What was the original application type?

Outline planning permission: All matters reserved

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
- [x] **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

Proposed new wording for Condition 18. Walking Strategy of the Outline planning permission referenced 232704, dated 12/05/2025.

Existing Condition Wording:
Prior to the commencement of development, details of the internal pedestrian infrastructure and connections from the development to improve footway routes that connect the development with Twyford Station, bus stops and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

Proposed Condition Wording:
Prior to the commencement of development, details of the internal pedestrian infrastructure and how they connect to pedestrian routes from the development to Twyford Station, bus stops and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.

Please state why you wish to make this amendment

To enable submission and discharge of Condition 18 in accordance with the detailed off-site works which were approved as part of the planning permission.

Are you intending to substitute amended plans or drawings?

◯ Yes
⊘ No

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

***** REDACTED ******

Surname

***** REDACTED ******

Reference

DOC Application 262120 - Land to West of Park Lane

Date (must be pre-application submission)

06/10/2026

Details of the pre-application advice received

Condition 18 wording to be amended to enable submission and discharge of condition in accordance with the detailed off-site works which were approved as part of the planning permission.
Email dated 06/10/2026.

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

Georgiana Nastasache

Date

27/10/2026