

Emy Circuit
Planning Services
Wokingham Borough Council
PO Box 157
Shute End
Wokingham
RG40 1WR

Reading
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX
nexusplanning.co.uk

11 March 2026

Our Ref: 40442a
Planning Portal Reference: PP-14764857

Dear Emy,

PARCEL R10, LAND AT PHASE 2B OF THE SOUTH WOKINGHAM SDL: NON-MATERIAL AMENDMENT APPLICATION RELATING TO APPROVED RESERVED MATTERS APPLICATION 250399 FOR 215 DWELLINGS WITH ASSOCIATED LAYOUT, SCALE, APPEARANCE, AND LANDSCAPING

On behalf of our client, Miller Homes ("the Applicant"), please find enclosed an application for a non-material amendment under Section 96A of the Town and Country Planning Act 1990 (as amended). The application relates to the reserved matters approval granted under reference 250399 for Parcel R10, Phase 2B of the South Wokingham SDL pursuant to hybrid planning application 191068.

Background

The S106 agreement which accompanied the hybrid consent requires the submission of an Affordable Housing Scheme ('AHS') for each development phase of the development. The AHS should take consideration of the Framework Affordable Housing Scheme ('FAHS'), which is set out in the Phasing Plan, submitted to discharge hybrid condition 3. S106 Schedule 1, Part 1, Paragraph 4 requires the submission of an Affordable Housing Scheme for each development phase to confirm broad compliance with the FAHS in the Phasing Plan.

An AHS was submitted with the reserved matters application for Parcel R10. The AHS was approved in accordance with the proposed development.

Since the approval of reserved matters, Miller Homes, alongside Kier Ventures Limited who are delivering Parcel R11, have submitted a Deed of Variation to the S106 legal agreement to alter the affordable housing mix to coincide with discussions both parties are having with registered providers.

Proposed Development

In accordance with these ongoing discussions, it is proposed to amend the affordable housing mix as follows:

Table 1: Proposed Affordable Housing Mix (**red** indicating change in numbers)

Dwelling Size and Type	Social Rent	Affordable Rent	Shared Ownership	Totals
1-bedroom apartment	17	0	0	17 (22%)
2-bedroom apartment	14	0	0	14 (18%)
2-bedroom house	4 (+2)	0 (-8)	14 (+6)	18 (24%)
3-bedroom house	7 (-3)	0	18 (+3)	25 (33%)
4-bedroom house	2 (+1)	0 (-1)	0	2 (3%)
	44	0	32	76

As set out above, the proposed affordable provision remains at 76 dwellings in total and the revised tenure split will be 58% social rent and 42% shared ownership.

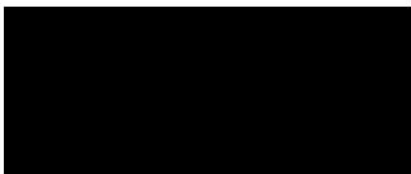
Submission

In order to comply with the proposed changes in the S106, a non-material amendment application is required pursuant to the Parcel R10 reserved matters application. It is proposed to amend the approved Tenure Plan and the approved Affordable Housing Scheme as such:

Approved Reference	Updated Reference
Proposed Tenure Plan P1914.R10.04-X	Proposed Tenure Plan P1914.R10.04-Y
Proposed Presentation Layout P1914.R10.00-AL	Proposed Presentation Layout P1914.R10.00-AM
Proposed Planning Layout P1914.R10.01-AM	Proposed Planning Layout P1914.R10.01-AN
Affordable Housing Scheme prepared by Nexus Planning dated June 2025	Affordable Housing Scheme dated March 2026

The application has been submitted through the Planning Portal and has been given the reference **PP-14764857**. We trust that the enclosed is sufficient to approve this application, however, please do not hesitate to contact me if you have any questions.

Yours sincerely



Stefania Petrosino
Associate