



**WOKINGHAM
BOROUGH COUNCIL**

Wokingham Borough Council
Planning Services
PO Box 157, Civic Offices, Shute End
Wokingham, Berkshire
RG40 1WR
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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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
483337	168716

Description

Applicant Details

Name/Company

Title

First name

Surname

Antler Homes

Company Name

Address

Address line 1

C/o

Address line 2

Agent

Address line 3

Town/City

County

Country

Postcode

HP91ND

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Sam

Surname

Tiffin

Company Name

Progress Planning

Address

Address line 1

10-12 The Broadway

Address line 2

Wycombe End

Address line 3

Town/City

Beaconsfield

County

Country

Postcode

HP9 1ND

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ 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
☒ Not applicable

Description of Your Proposal

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

The erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space

Reference number

203544 & APP/X0360/W/22/3297645

Date of decision

20/12/2022

What was the original application type?

Full planning permission

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
☒ **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

Application for a non-material amendment to revise conditions 15, 19 and 20 attached to planning permission 203544 & APP/X0360/W/22/3297645 as detailed below:

Condition 15 (LEMP):

Prior to works progressing beyond slab level, the development hereby permitted, a Landscape and Ecological Management Plan (LEMP) shall have been submitted to and approved in writing by the Local Planning Authority. The LEMP shall include:

- a) Long term design objectives, management responsibilities, timescales and maintenance schedules for all landscape areas, other than privately owned domestic gardens; and
- b) A biodiversity net gain assessment showing how the development provides a minimum 10% net gain as per DEFRA metric first agreed in writing by the Local Planning Authority.

The LEMP shall be implemented as approved.

Condition 19 (Buckhurst Meadows SANG footpath upgrades):

Prior to works progressing beyond slab level, the development hereby permitted, details of works relating to upgrading the footpath within Buckhurst Meadows SANG, that provides a connection between development hereby permitted and William Heelas Way, in accordance with drawing no. 650.20.065 30.11.2021 - Connectivity, Pedestrian Movement & Desire Lines, shall have been submitted to and approved in writing by the Local Planning Authority. The upgrading works shall comprise a flexible, bonded aggregate surface, details of which shall be first submitted to and approved in writing by the Local Planning Authority. The upgrading works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

Condition 20 (Buckhurst Meadows SANG links):

Prior to works progressing beyond slab level, the development hereby permitted, details of four direct links between the development hereby permitted and Buckhurst Meadows SANG, in accordance with approved drawing no. 650.020.003 Rev I Site Plan, shall have been submitted to and approved in writing by the Local Planning Authority. The details shall have regard to ground levels and the need to minimise negative effects on the landscape and ecological importance of trees and hedgerows. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby permitted.

Please state why you wish to make this amendment

The expedite works commencing on site.

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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

233158

Date (must be pre-application submission)

06/03/2024

Details of the pre-application advice received

Proposed changes agreeable in principle and to advises applicant to proceed under a formal Non-Material Amendment submission.

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

Progress Planning

Date

23/10/2024