

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	260099
Site Address:	Arborfield Green District Centre, Arborfield Green, Arborfield
Expiry Date:	16/02/2026
Proposal: Application for non-material amendment to planning consent 230872 for updates to the alignment and location of some dwellings fronting the spine road and the re-orientation of Plots 190 and 191; updates to materials and elevational details for some dwellings, and updates to the internal layouts of some dwellings.	

RELEVANT PLANNING HISTORY

Application No.	Description	Decision & Date
O/2014/2280	OUTLINE PLANNING PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works. PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess	Approved 02/04/2015

	Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.	
230872	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	Approved 17.10.2023
232927	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 food store, including the creation of the store building, public realm area, service vehicle access and service yard, customer car park with access from district centre spine road, landscaping, drainage and associated infrastructure.	Approved 23.02.2024
242822	Application for non-material amendment to Reserved Matters approval 230872 for substations repositioning, road and footway realignment, alterations to parking spaces plus amendments to the proposed cycle storage.	Approved 22/11/2024
251327	Application for non-material amendment to Reserved Matters approval 230872 for adjustment of rear boundaries of Plots 187, Plots 190 & 204, and the rear boundary of the Pre-School. Re-siting of plots 187-189.	Approved 25/06/2025
252225	Application for non-material amendment to planning consent 230872 to allow revisions to the drawings for the proposed parking spaces, window heights and layout adjustments.	Approved 30/10/2025

APPRAISAL

Is the proposed change non-material?

Yes	☒
No	☐

The proposed Non-Material Amendment application pertains to the District Centre parcels at Arborfield Garrison. Reserved Matters were previously approved under planning approval 230872 pursuant to outline consent O/2014/2280.

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material' to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

Previous non-material amendments were previously made to RM approval 230872 under references 242822, 251327 and 25225. The current NMA seeks to allow the following further revisions to the approved drawings:

- Minor adjustments to the alignment and positioning of dwellings throughout the parcels and a change to the orientation of Plots 190 and 191.
- External materials and elevational treatments revised. This includes using materials to emphasise key corner locations and introducing feature gable elements.
- Amendments to the internal layouts of certain dwellings.

Assessment:

A Design Comparison Statement has been submitted alongside the application, visually illustrating where the updated drawings differ from the approved plans. This document clearly identifies the specific areas of change and provides side-by-side comparisons, ensuring transparency in how the revised layout, elevations and materials correspond to the previously approved scheme.

The amendments proposed do not alter the fundamental structure or principles of the approved scheme. The internal road network, access arrangements and movement hierarchy remain unaltered. The development continues to deliver strong and active frontages along the principal streets, and the overall spatial structure, including the approach into Parcel N, is preserved. The approved quantum and layout of affordable housing are unchanged, as are the locations of taller buildings that serve to define key vistas and reinforce the established townscape hierarchy. Parking provision and distribution also mirror the consented layout. Frontages facing the Village Green continue to reflect the established character and architectural approach.

Whilst numerous, these changes are not considered to have material impact on the character and appearance of the development taken as a whole. The application would not have been assessed differently had these proposals formed part of the original application.

Notwithstanding what may be indicated on the site layout plans, hard & soft landscaping (including boundary treatments) and highway constructions details (including surface materials) are not approved through any of the plans submitted under this NMA application (nor the original RM approval). Details of Hard & Soft Landscaping (including boundary treatments) and Highway Construction are subject to relevant planning conditions of outline consent O/2014/2280 and/or Reserved Matters approval 230872; discharge of planning condition application(s) are therefore

required for the approval of such details. It is noted that such details have been included within DoC applications 243087 and 250886 (determination pending).

Community Infrastructure Levy:

Not relevant to this application as the planning permission pre-dates the introduction of CIL.

Conclusion:

The proposed changes maintain the essential qualities and design intentions of the original scheme are considered to be minor and non-material within the context of the broader RM approval. The amendments are considered to be acceptable and can therefore be accommodated within the scope of a Section 96A non-material amendment.

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
Date:	09/02/2026

Recommendation agreed by: (Authorised Officer)	NC
Date:	09/02/2026