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19 October 2026

Our Ref: **35956c**
Planning Portal Reference: **PP-15302014**

Dear Emy,

SOUTH WOKINGHAM PHASE 2B: NON-MATERIAL AMENDMENT APPLICATION RELATING TO APPROVED PLANNING APPLICATION (REF: 191068)

On behalf of our clients, Kier Property Development Limited and Miller Homes ("the Applicants"), 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 Land at Phase 2b of the South Wokingham Strategic Development Location ('the Site').

Context

A hybrid planning application with all matters reserved (except principal means of access to the highways) was granted planning permission (LPA Ref: 191068) on 19th July 2024. The description of development is as follows:

> *"Mixed use development of up to 1434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park.*

The hybrid application is subject to sixty-six planning conditions and the provisions of a Section 106 agreement with Wokingham Borough Council.

This non-material amendment application relates specifically to Condition 49.

Proposed Amendment

Condition 49 of hybrid consent 191068 states:

> ***Car club***
>
> *Before first occupation of any dwelling within the development hereby approved details of a car club, delivery of which may be phased, shall be submitted to and approved in writing by the Local Planning Authority and provision shall be made in accordance with the approved details, which shall include details of the car club operator, the*

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types of vehicle or vehicles to be provided, the parking bays and how these will be implemented and how the car club will be marketed to residents or business users, including any agreed membership discounts or offers

Reason: to ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 & CP21; and the South Wokingham SDL SPD.

This application seeks to amend the wording of Condition 49 as follows (removed text struck through, proposed text in red):

Car Club

~~Before first occupation of any dwelling within the development hereby approved~~ The Reserved Matters application for the neighbourhood centre shall include details of a car club, delivery of which may be phased, ~~shall~~ to be submitted to and approved in writing by the Local Planning Authority and provision shall be made in accordance with the approved details, which shall include details of the car club operator, the types of vehicle or vehicles to be provided, the parking bays and how these will be implemented and how the car club will be marketed to residents or business users, including any agreed membership discounts or offers.

Reason: to ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 & CP21; and the South Wokingham SDL SPD.

Justification

The approved phasing for the Site as required by Condition 3 (approved under LPA Ref: 250496) confirms the car club will be delivered alongside the neighbourhood centre becoming operational. It has been agreed with the Council that the trigger for submitting the car club details can be revised to align with the submission of details for the neighbourhood centre. This proposed amendment provides the flexibility needed to match the Applicant's construction programme and occupation timeline, whilst fully retaining the requirement for details of the car club to be submitted to the Council for approval.

The application was submitted through the Planning Portal and given the reference **PP-15302014**. I 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

Jess Jutton
Assistant Planner