

3<sup>rd</sup> March 2026



Mr. Nick Chancellor  
Wokingham Borough Council  
Planning Department  
Shute End  
Wokingham,  
Berkshire  
RG40 1BN

Molly Huck  
E: molly.huck@savills.com

One Forbury Square  
Reading RG1 3BB  
T: +44 (0) 118 952 0500  
savills.com

**Via Planning Portal: PP-14699424**

Dear Mr Chancellor,

**APPLICATION FOR SECTION 96A NON-MATERIAL AMENDMENT TO DEVELOPMENT APPROVED UNDER PLANNING PERMISSION REFERENCE: O/2014/2280 AND SUBSEQUENT VARIATIONS TO THAT PERMISSION**

Savills is instructed on behalf of Crest Nicholson Operations Limited to submit an application for a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act (as amended) to the development approved under planning permission reference: O/2014/2280 and subsequent variations to that permission.

Hybrid consent was approved for the development in April 2015, consisting of outline consent for up to 2,000 dwellings, a district centre, a neighbourhood centre, a primary school and full consent for two areas of Suitable Alternative Natural Greenspace (SANG).

Since this time, a number of reserved matters consents have been granted, and construction is progressing on the wider Arborfield Green Strategic Development Location (SDL). This NMA seeks to future-proof the development and ensure that future phases continue to be in accordance with the approved parameter plans.

The proposed non-material amendment relates to Condition 1 'approved details'. Since the O/2014/2280 permission was originally granted in 2015, two NMAs have been approved, which sought to vary the parameter plans, these are:

- Planning reference: 172062- change in the building heights at Parcel Q
- Planning reference: 181443- variation of green infrastructure corridor to accommodate the lakeside bus route

As a result of the above NMAs, the following plans are sought for approval:

| Plan                                   | Approved/ to be superseded | Proposed revision                    |
|----------------------------------------|----------------------------|--------------------------------------|
| Land Use Parameter Plan                | Rev L                      | CRES250532 Parameter Plan LUPP.01 P3 |
| Density Parameter Plan Rev             | Rev J                      | CRES250532 Parameter Plan DPP.01 P3  |
| Building Storey Heights Parameter Plan | Rev P                      | CRES250532 Parameter Plan SHPP.01 P3 |
| Movement and Access Parameter Plan     | Rev L                      | CRES250532 Parameter Plan MAPP.01 P3 |
| Open Space Parameter Plan Rev          | Rev L                      | CRES250532 Parameter Plan OSPP.01 P3 |

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## **Flooding**

The proposed amendments to the green corridor do not result in any increase in flood risk. The entirety of the green corridor affected by the revised alignment is located within fluvial Flood Zone 1 and lies wholly outside the 1 in 100-year plus climate change flood extent. While limited sections of the green corridor are identified as being within areas of surface water flood risk, the corridor comprises water-compatible development.

The realignment of the green corridor has been undertaken following a detailed review of site-wide drainage requirements. The repositioning supports a more efficient and integrated Sustainable Drainage System (SuDS) strategy, enabling improved attenuation, conveyance, and discharge arrangements to serve both the new highway layout and the adjoining development parcels.

## **Landscape, Arboriculture and Green Infrastructure**

A minor amendment to the proposed green corridor allows for the retention of quality mature trees (including Red, English and Scarlet Oak) as part of the wider green infrastructure strategy. These can contribute to a sense of wayfinding (rather than being isolated within the development or removed) and allows for a more congruous green-blue corridor through the Site. The intention is that the corridor will incorporate new trees, shrubs, species rich grasslands, wildflower planting, and vegetated SuDS, through the Site from north-south, connecting to new planting to the south associated with the wider Arborfield Garrison SDL. Collectively, these elements will provide a more diverse and resilient habitat network, improving opportunities for foraging, nesting, and species movement.

The green corridor revisions also seek to create a wide open-space corridor including play and biodiversity enhancements, which are predominantly semi-natural in character, while a small section is proposed to be more formal, respecting the military history of the Arborfield Garrison, as highlighted within the SDL document.

As part of a separate future planning application, a variety of formal and informal play opportunities will be proposed within the green corridor, which have been an integral part of the design development process to this point.

## **Highways and Connectivity**

The realignment will continue to offer the same level of connectivity through the site and the existing parcels that have been built out as part of the wider SDL. The route will continue to serve as a secondary route and bus corridor with the same level of provision for walking and cycling. The amendments maintain all aspects of the approved parameter plan and therefore, there is no material change from that approved in the outline consent.

There is also no material change in the level of green corridor provision from the approved parameter plan. The green corridor will continue to connect from Langley Common Road in the north, through the site and the built-out parcels, and will continue south to the wider SDL, and there is no change to the principles of the corridors. The amendments to the alignments are minimal and will better reflect what is provided on the ground currently, and relate better to the built-out development parcels of the SDL. The changes to the green corridors will therefore not materially change from the outline planning consent.

## **Summary**

In summary, the amended plans propose a series of minor realignments and corrections that do not alter the function of development across the Site. These changes comprise:

- The localised realignment of green corridors;
- A corresponding adjustment to the spine road alignment;
- Correction of play area locations to accurately reflect previously approved parameter plans;

- Correction of the Princess Marina Drive connection to Biggs Lane, again to align with previous approvals; and
- The inclusion of allotments within White Land as 'potential allotments', together with the addition of Allotment B (adjacent to Infirmary Stables) on the Land Use Plan, as a prior omission.

Collectively, the relocation of the green infrastructure corridor will have no material impact on the drainage, highway or landscape aims of the outline consent, and therefore the proposed change is non-material in the context of both this part of the Site, but also the SDL in its entirety.

There is no statutory definition of 'non-material' for the purpose of assessing amendments to a planning permission. The judgment is dependent on the context of the overall scheme. Wokingham Borough Council, as the local planning authority, must be satisfied that the amendment sought is non-material in order to grant an application under Section 96A of the Town and Country Planning Act 1990. As mentioned above, Wokingham Borough Council has previously accepted similar amendments to the permission within the SDL as non-material, recognising the need for flexibility in delivering development of this scale and complexity.

We therefore consider the proposed amendments as described above and as shown in the supporting documents are non-material in nature. The following information is submitted with this application:

- Land Use Parameter Plan - CRES250532 Parameter Plan LUPP.01 P3
- Density Parameter Plan - CRES250532 Parameter Plan DPP.01 P3
- Building Storey Heights Parameter Plan - CRES250532 Parameter Plan SHPP.01 P3
- Movement and Access Parameter Plan - CRES250532 Parameter Plan MAPP.01 P3
- Open Space Parameter Plan - CRES250532 Parameter Plan OSPP.01 P3

The latest approved parameter plans are also submitted, albeit for information purposes only.

I trust that the information submitted is sufficient to enable you to consider the submitted application however, if you require anything further to support the application, please do not hesitate to contact me further.

Yours sincerely,

A handwritten signature in black ink, appearing to read "M. Huck".

**Molly Huck MRTPI**  
Senior Planner