DELEGATED OFFICER REPORT

WOKINGHAM BOROUGH COUNCIL

Application Number:	262604
Site Address:	Land To West Of Park Lane, Charvil, RG10 9TS
Expiry Date:	4 December 2026
Proposal: Application for non-material amendment to planning consent 232704 to change the wording of condition 18 relating to submission of a walking strategy.	

PLANNING HISTORY		
Application No.	Description	Decision & Date
232704	Outline application for the proposed erection of up to 75 dwellings with only access to be considered via Park Lane. Appearance, Landscaping, Layout and Scale to be matters reserved.	Approved 12/05/2026
253071	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.	Approved 03/09/2026

APPRAISAL	
Is the proposed change non-material?	
Yes	☒
No	☐

The current wording of condition 18 is as follows:

''Prior to the commencement of development, details of the internal pedestrian infrastructure and connections from the development to improve footway routes that connect the development with Twyford Station, bus stops and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the approved details prior to occupation of the first dwelling.''

The applicant is now proposing the following, amended wording:

''Prior to the commencement of development, details of the internal pedestrian infrastructure and how they connect to pedestrian routes from the development to Twyford Station, bus stops and local shops shall be submitted for approval by the local planning authority. The measures shall be implemented in accordance with the

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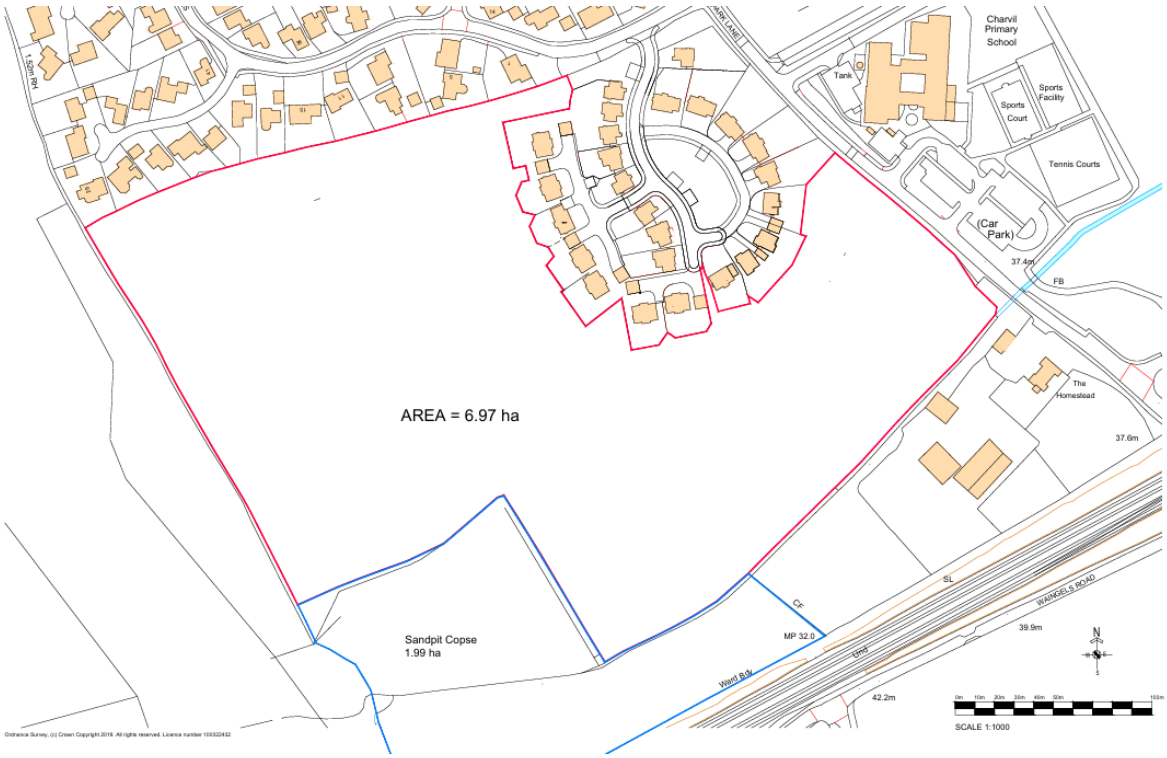
approved details prior to occupation of the first dwelling.''

The most notably omitted requirement of the original condition is details to improve footway routes that connect the development with Twyford Station, bus stops and local shops.

Condition 18 is not a Grampian condition, meaning the condition details cannot require any enhancements or mitigation outside of the application red-line (see below), nor would the Local Planning Authority be able to enforce their implementation/retention.



As a result, any details to improve footway routes outside of the application red line cannot procedurally be secured, nor enforced. Because of this, its proposed omission from the condition requirements is not considered to be a material amendment to the previous consent.

The revised condition wording maintains the original aim of the condition, that being to improve and encourage walking as a sustainable form of transport to local services and amenities. Importantly, the revised wording appropriately focuses on on-site mitigation due to the constraints of the application red-line.

In light of the above, the amendments to condition 18 are considered to be non-material amendments to the original scheme.

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

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(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 – the change is non-material.
Date:	16 November 2026
Earliest date for decision:	

Recommendation agreed by: **(Authorised Officer)**	
Date:	**17 November 2026**

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