

13 August 2026



Ms. Baldeep Pulahi
Wokingham Borough Council
Planning Department
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RG40 1BN

Molly Huck

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One Forbury Square,
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Via Planning Portal: PP-15045684

Dear Ms. Pulahi,

APPLICATION FOR SECTION 96A NON-MATERIAL AMENDMENT TO DEVELOPMENT APPROVED UNDER PLANNING PERMISSION REFERENCE: 230872

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: 230872.

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.

Background

Reserved Matters approval was given on 17th October 2023 for a mixed-use District Centre including 206 dwellings, commercial floorspace (Use Class E), pre-school, public open space, pedestrianised high street, and a mixed-use community centre building including cafe, associated community facilities and day nursery.

Since this time, the residential element of the Reserved Matters has commenced, however, following a review of the community centre, pre-school and nursery elements, amended proposals are to be submitted which will better meet the needs of the owners, operators and local community.

This is the first step as part of a two stage exercise, the Reserved Matters requires rationalising and will allow a separate Reserved Matters to come forward in due course. This NMA therefore seeks to 'white out' land and is intended to regularise the 2023 Reserved Matters (reference: 230872) approval. As part of this exercise, conditions and informatives will also need to be amended to reflect the amended proposals as set out below.

Proposed Non Material Amendments

This NMA therefore seeks to vary the following:

1. Amendment of the description of development, deleting reference to the community building, pre-school and nursery facilities

The description of development will need updating to reflect the removal of the community centre, nursery and pre-school from the 2023 Reserved Matters approval. For the avoidance of doubt, these community facilities will continue to be provided, albeit under a separate Reserved Matters. Crest Nicholson are also obligated to provide these facilities as part of the signed section 106 agreement (reference: O/2014/2280).



Current wording- 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.

Proposed wording- 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, and 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.

2. Removal/ Variation of conditions

This NMA seeks to vary the conditions as follows.

Condition 2- Approved Plans

The approved list of plans will need updating to reflect the removal of the community centre, nursery and pre-school from the 2023 Reserved Matters approval. Crest Nicholson propose to undertake this by 'whiting out' the necessary land. The following plans are proposed to be superseded and updated:

Table 1- Approved and Superseded Plans

Plan Title	Plan to be superseded	Updated Plans
Site Layout Plan	P21-2598-05 Rev W	P21-2598_05 Rev AK
Site Layout Plan 1-1000	P21-2598-05 Rev W	P21-2598_05 Rev 02 AK
Commercial Space Plan	P21-2598-DE-08 Rev J	P21-2598_DE_08 Rev P
Parking Strategy Plan	P21-2598-DE-09B Rev D	P21-2598_DE_09B Rev M
Affordable Housing Plan	P21-2598-DE-10 Rev G	P21-2598_DE_10 Rev P
Poperinghe Pre-School	P21-2598-DE-15 Rev E	To be deleted
M4 Compliance Plan	P21-2598-DE-17 Rev D	P21-2598_DE_17 Rev K
Buildings Heights Plan	P21-2598-DE-21 Rev C	P21-2598_DE_21 Rev K
Boundaries Plan	P21-2598-DE-22 Rev C	P21-2598_DE_22 Rev J
Land Use Plan	P21-2598-DE-31	P21-2598_DE_31 Rev F
Community Centre Proposed Ground Floor Plan	5597-1210 Rev C	To be deleted
Community Centre Proposed First Floor Plan	5597-1211 Rev C	To be deleted
Community Centre Proposed Roof Plan	5597-1212 Rev A	To be deleted

Community Centre Proposed Elevations 1 of 2	5597-1310 Rev B	To be deleted
Community Centre Proposed Elevations 2 of 2	5597-1311 Rev B	To be deleted

Condition 5- Community Centre Detailed Design

Condition 5 is proposed for deletion in its entirety in order to ensure consistency through the conditions. As the community centre is no longer proposed as part of this Reserved Matters, it is suggested that this condition be deleted for completeness.

Current wording - Prior to commencement of works to the Community Centre building, detailed drawings (at scale 1:100 or greater) showing all elevations (including materials, detailing of the elevations and reveal depths) and a detailed specification of the building refurbishment works shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Proposed wording- Condition proposed for deletion

Condition 15- Shared Car Park Boundary Treatment

Condition 15 is proposed for modification, as the community centre is no longer proposed as part of this Reserved Matters, it is suggested that reference to the community building be deleted for completeness.

Current wording- Details of the boundary treatment between the shared car park and Bohunt School shall be submitted to and agreed in writing by the Local Planning Authority. The Community Building and Class E units shall not be occupied until boundary treatment details have been implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

Proposed wording- Details of the boundary treatment between the shared car park and Bohunt School shall be submitted to and agreed in writing by the Local Planning Authority. The ~~Community Building and~~ Class E units shall not be occupied until boundary treatment details have been implemented as approved, unless otherwise agreed in writing by the Local Planning Authority.

3. Removal/ Variation of Informatives

Informative 16- community centre specification

Informative 16 is proposed for deletion in its entirety in order to ensure consistency. As the community centre is no longer proposed as part of this Reserved Matters, it is suggested that this condition be deleted for completeness.

Current wording- This approval shall not be taken to imply agreement of a Community Centre Specification; the details of which will need to be submitted for approval in writing by the Council, as set out in the section 106 agreement.

Proposed wording- Condition proposed for deletion

Informative 19- community centre

Informative 19 is proposed for deletion in its entirety in order to ensure consistency. As the community centre is no longer proposed as part of this Reserved Matters, it is suggested that this condition be deleted for completeness.



Current wording- *The developer is requested to The specification for the Community Centre to be agreed pursuant to the section 106 agreement and planning condition 5 of this approval shall*

Proposed wording- Condition proposed for deletion

Summary

This NMA is sought to 'white out' land and vary conditions 2, 5 and 15 and informatives 16 and 19 of the 2023 District Centre Reserved Matters (reference: 230872).

The nursery, pre-school and community centre facilities will continue to be delivered, however, this NMA is necessary to rationalise the approval which will then in turn allow an additional Reserved Matters to come forward which is better suited to meet the needs of the owners, operators and local community.

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