

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252575
Site Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire, RG10 9PR
Expiry Date:	23 January 2026
Proposal: Application for non-material amendment to planning consent 243124 to change the garage roof to Plot 30; amend access road serving Plots 191-200; change rear garden areas for Plots 191 -200 and amendment to the positioning of plots 191-200 (and associated landscape and car parking layout changes)	

PLANNING HISTORY		
Application No.	Description	Decision & Date
243124	Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).	Approved 20/06/2025
212720	Outline application (all matters reserved except access to the site) for the development of up to 200 dwellings, including 40% affordable housing and associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure, following demolition of existing agricultural buildings. (Means of access into the site from New Bath Road to be considered.)	Approved 05/07/2023
211853	EIA Screening Opinion for a development of up to 200 dwellings	Not EIA development

APPRAISAL
Site Description: The application site known as Bridge Farm is located approximately 0.5km to the northwest of the centre of Twyford and extends to approximately 12.2 hectares and comprises agricultural land, previously used for the grazing of cattle, and includes associated agricultural buildings and an agricultural track running through the site from north to south, known as Muddlers Lane. The east boundary of the site borders the Henley Branch railway line and its associated cutting and beyond this lies the edge of the built-up area which defines the current

boundary of the Major Development Location of Twyford. The site is therefore located close to but sits outside of the current development limits of Twyford. The north of the site borders the New Bath Road (A4) and the River Loddon to the west, beyond which are further fields and the Old River. Vehicular access into the site is currently via Muddlers Lane access track off the A4 to the north and Bridge Farm Road which is accessed off the Wargrave Road to the south.

As referenced in the planning history, outline planning permission was granted in 2023 for the development of the site for up to 200 dwellings, and subsequent reserved matters relating to Appearance, Landscaping, Layout and Scale were approved in June 2025.

Proposal: This application is made under s.96a of the Town and Country Planning Act 1990 (as amended) and seeks an amendment to the layout of part of the site serving plots 191-200 and in relation to changing the roof profile of the garage serving plot 30. The provisions of S.96A enables non-material amendments to be undertaken, provided that the LPA is satisfied the changes are non-material in nature.

Planning legislation does not provide a statutory definition of what constitutes a 'non-material' amendment. The National Planning Guidance states that this is because a material change will be dependent on the context of the overall scheme – an amendment that is non-material in one context may be material in another. As an application under s.96A is not an application for planning permission, the existing DMPO provisions relating to statutory consultation and publicity do not apply.

The changes proposed as part of this NMA relate to a cluster of 10 dwellings located on the west side of the site. Whilst the number and type of dwellings would not change, the site layout is proposed to change together with the location and orientation of the dwellings. The below snips show the difference between the originally approved layout on this part of the site (below left) with the proposed layout as submitted under this NMA application (below right). The proposed street arrangement as shown in the below right snip shows that the access road serving the dwellings would now not extend as far round to the west of the properties, which would provide a better relationship between this edge of the development and the adjacent open space. The proposed changes as shown below are not considered material in nature and in the context of the overall site layout. The changes to the layout in respect of the rear gardens and their overall size is also considered non-material, and would result in more rationalised layouts with better shaped rear garden amenity space.

Layout approved under RM 243124 vs proposed NMA layout



The other amendment sought under this application relates to the garage roof of plot 30, which proposed a change to the pitch orientation of the roof from that shown in the below left image to that conveyed in the below right image. Again, this change is considered non-material.



In summary, all of the proposed changes to the layout as set out in the submitted NMA application, are considered to be non-material in nature and this application is therefore recommended for approval.

Is the proposed change non-material?

Yes	☒
No	☐

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 – the change is non-material.
Date:	23 January 2026
Earliest date for decision:	27 December 2025

Recommendation agreed by: (Authorised Officer)	 Connor Corrigan – Head of Strategic Development
Date:	23/01/2026