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Your Ref: 40442a
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**WOKINGHAM
BOROUGH COUNCIL**

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By email only s.petrosino@nexusplanning.co.uk

Dear Stefania,

**PARCEL R10, LAND AT PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SDL)
NON-MATERIAL AMENDMENT (NMA) REFERENCE 260624 RELATING TO THE AFFORDABLE HOUSING SIZE,
TYPE AND TENURE MIX FOR PARCEL R10**

Thank you for your application for a Non-Material Amendment (NMA) to the reserved matters for parcel R10, phase 2b of the South Wokingham Strategic Development Location (SDL), made under s.96a of the Town and Country Planning Act 1990 (as amended). The provisions of S.96A allow amendments, providing the LPA is satisfied that the changes are non-material in nature. The amendment sought is a variation to the approved affordable housing tenure mix.

Hybrid planning permission for up to 1,434 dwellings and associated infrastructure was approved on 19 July 2024 (reference 191068) followed by reserved matters for 215 dwellings in parcel R10 on 23 June 2025 (reference 250399).

In line with Development Plan policy, the S106 associated with the hybrid planning permission included an obligation to deliver 35% affordable housing, together with overarching target mixes for the tenure, size and type of affordable dwellings and a requirement to submit a Framework Affordable Housing Scheme establishing distribution of affordable housing of different tenures, sizes and types across phase 2b. The mechanism for approval of the Framework Affordable Housing Scheme was the phasing condition, condition 3. Each subsequent application for reserved matters is to be accompanied by an Affordable Housing Scheme setting out the proposed mix for that Development Zone and demonstrating compliance with the S106 and Framework Affordable Housing Scheme.

Phasing details pursuant to condition 3 were approved on 20 June 2025 (reference 250496), with minor corrections relating to the market housing mix for parcel R11 approved on 25 June 2025. The Affordable Housing Scheme approved as part of the reserved matters for parcel R10 was consistent with the S106 and Framework Affordable Housing Scheme.

Despite having been through the steps required by the S106, the applicant has been unable to secure an offer from a Registered Provider based on the approved affordable housing mix. They have, however, received an offer based on an alternative tenure mix of 58% social rented and 42% shared ownership homes. This was considered in a report dated 17 March 2026 (available under application 191068). In the circumstances, the proposed alternative tenure mix was found to be acceptable and a Deed of Variation (DoV) is being progressed to revise the S106 obligations.

This NMA seeks to amend the approved Affordable Housing Scheme for parcel R10 and associated drawings, for consistency with the DoV. The only change proposed is the tenure of the affordable houses (as summarised in your covering letter), which would result in a tenure split of 58% social rented and 42% shared ownership. There is no change to the number of affordable dwellings proposed in the parcel, their size, type or distribution and the design and layout of the development is also unaltered.

There is no objection to these amendments which may be construed as complying with the original planning permission. Accordingly, you should keep this letter with your certificate of planning permission. The approved drawings and documents listed under condition 2 of reserved matters 250399 (including those approved under the previous NMA, 252590) has been revised and is attached.

If you have any queries, please contact the case officer, Emy Circuit.

Yours sincerely,



Connor Corrigan
Head of Strategic Development – Planning and Delivery

Enclosure: updated schedule of approved drawings as listed under condition 2 of reserved matters 250399.

Plan / Drawing Title	Reference No	
	reserved matters	non-material amendment (where applicable)
Proposed Presentation Layout	P1914.R10.00-AL	P1914.R10.00-AM Proposed Presentation Layout (NMA 260624)
Proposed Planning Layout	P1914.R10.01-AM	P1914.R10.01-AN Proposed Planning Layout (NMA 260624)
Proposed Materials Layout	P1914.R10.02-AE	
Proposed Storey Heights Layout	P1914.R10.03-W	
Proposed Tenure Plan	P1914.R10.04-X	P1914.R10.04-Y Proposed Tenure Layout (NMA 260624)
Proposed Parking Layout	P1914.R10.05-AE	
Proposed Refuse Strategy Layout	P1914.R10.06-X	
Proposed Enclosures Layout	P1914.R10.07-Y	
Proposed Cycle Parking Strategy Layout	P1914.R10.13-V	
Proposed Layout with Parameter Plan Overlay	P1914.R10.14-T	
Proposed Layout with Character Area Overlay	P1914.R10.16-R	
Carport	P1914.CP.101	
Entrance Wall, Plans & Elevations	P1914.EW.101 R10	
Single Garages Plans and Elevations	P1914.GAR.101	
Double Garage Plan and Elevations	P1914.GAR.102	
Double Garage Plan and Elevations	P1914.GAR.103	
Double Garage Plan and Elevations	P1914.GAR.104	
Sub Station, Plans & Elevations	P1914.SUB.101 R10	P1914.SUB.101 Rev A - Sub-station plans & elevations (NMA 252590)
Type L467 - Style 2, Elevations - Brick	P1914.L473.102 - A	
Type L467 - Style 2, Floor & Roof Plans	P1914.L473.101 - A	
Type L467 - Style 5, Elevations - Render	P1914.L467.104 - A	
Type L467 - Style 5, Floor & Roof Plans	P1914.L467.103 - A	
Type L467 - Style 2, Elevations - Brick	P1914.L467.102 - A	
Type L467 - Style 2, Floor & Roof Plans	P1914.L467.101 - A	
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.104	
Type L461 - Style 2, Elevations - Tile Hung	P1914.L461.103 - A	
Type L461 - Style 2, Elevations - Brick	P1914.L461.102 - A	
Type L461 - Style 2, Floor & Roof Plans	P1914.L461.101 - A	
Type L456 - Style 4, Elevations - Brick	P1914.L456.108	
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.107	
Type L456 - Style 2, Elevations - Brick	P1914.L456.106	

Type L456 - Style 2, Floor & Roof Plans	P1914.L456.105	
Type L456 - Style 4, Elevations - Brick	P1914.L456.104 - A	
Type L456 - Style 4, Floor & Roof Plans	P1914.L456.103 - A	
Type L456 - Style 2, Elevations - Brick	P1914.L456.102 - A	
Type L456 - Style 2, Floor & Roof Plans	P1914.L456.101 - A	
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.109	
Type L454 - Style 2, Floor & Roof Plans	P1914.L454.108	
Type L454 - Style 4, Elevations - Brick	P1914.L454.107 - A	
Type L454 - Style 4, Floor & Roof Plans	P1914.L454.106 - A	
Type L454 - Style 5, Elevations - Brick	P1914.L454.105 - A	
Type L454 - Style 5, Floor & Roof Plans	P1914.L454.104 - A	
Type L454 - Style 2, Elevations - Tile Hung	P1914.L454.103 - A	
Type L454 - Style 2, Elevations - Brick	P1914.L454.102 - A	
Type L454 - Style 2, Floor & Roof Plans	P1914.L454.101 - A	
Type L368 - Style 4, Elevations - Brick	P1914.L368.119	
Type L368 - Style 4, Floor & Roof Plans	P1914.L368.118	
Type L368 - Style 2, Elevations - Brick	P1914.L368.117	
Type L368 - Style 2, Floor & Roof Plans	P1914.L368.116	
Type L368 - Style 1, Elevations - Render	P1914.L368.115	
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.114	
Type L368 - Style 1, Elevations - Render	P1914.L368.113	
Type L368 - Style 1, Elevations - Brick	P1914.L368.112	
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.111	
Type L368 - Style 4, Elevations - Brick	P1914.L368.110 - A	
Type L368 - Style 4, Floor & Roof Plans	P1914.L368.109 - A	
Type L368 - Style 2, Elevations - Brick	P1914.L368.108 - A	
Type L368 - Style 2, Floor & Roof Plans	P1914.L368.107 - A	
Type L368 - Style 1, Elevations - Render	P1914.L368.106 - A	
Type L368 - Style 1, Elevations - Brick	P1914.L368.105 - A	
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.104 - A	
Type L368 - Style 1, Elevations - Render	P1914.L368.103 - A	
Type L368 - Style 1, Elevations - Brick	P1914.L368.102 - A	
Type L368 - Style 1, Floor & Roof Plans	P1914.L368.101 - A	
Type L367 - Style 4, Elevations - Brick	P1914.L367.104	
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.103	
Type L367 - Style 4, Elevations - Render	P1914.L367.102 - A	
Type L367 - Style 4, Floor & Roof Plans	P1914.L367.101 - A	
Type L363A - Style 5, Elevations - Brick	P1914.L363A.102 - A	
Type L363A - Style 5, Floor & Roof Plans	P1914.L363A.101 - A	
Type L363 - Style 5, Elevations - Brick	P1914.L363.102 - A	
Type L363 - Style 5, Floor & Roof Plans	P1914.L363.101 - A	
Type L362 - Style 2, Elevations - Render	P1914.L362.104 - A	
Type L362 - Style 4, Floor & Roof Plans	P1914.L362.103 - A	
Type L362 - Style 2, Elevations - Brick	P1914.L362.102 - A	
Type L362 - Style 2, Floor & Roof Plans	P1914.L362.101 - A	

Type L361 - Style 4, Elevations - Render	P1914.L361.110	
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.109	
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.108	
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.107	
Type L361 - Style 4, Elevations - Render	P1914.L361.106 - A	
Type L361 - Style 4, Floor & Roof Plans	P1914.L361.104 - A	
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.103 - A	
Type L361 - Style 2, Elevations - Tile Hung	P1914.L361.102 - A	
Type L361 - Style 2, Floor & Roof Plans	P1914.L361.101 - A	
Type L360 - Style 5, Elevations - Render	P1914.L360.114	
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.113	
Type L360 - Style 4, Elevations - Render	P1914.L360.112	
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.111	
Type L360 - Style 4, Elevations - Brick	P1914.L360.110 - A	
Type L360 - Style 5, Elevations - Render	P1914.L360.109 - A	
Type L360 - Style 5, Elevations - Brick	P1914.L360.108 - A	
Type L360 - Style 5, Floor & Roof Plans	P1914.L360.107 - A	
Type L360 - Style 4, Elevations - Render	P1914.L360.106 - A	
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.105 - A	
Type L360 - Style 4, Elevations - Brick	P1914.L360.104 - A	
Type L360 - Style 4, Floor & Roof Plans	P1914.L360.103 - A	
Type L360 - Style 2, Elevations - Brick	P1914.L360.102 - A	
Type L360 - Style 2, Floor & Roof Plans	P1914.L360.101 - A	
Type L358A - Style 5, Elevations - Brick	P1914.L358A.109	
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.108	
Type L358A - Style 5, Elevations - Render	P1914.L358A.107	
Type L358A - Style 5, Elevations - Brick	P1914.L358A.106	
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.105	
Type L358A - Style 5, Elevations - Brick	P1914.L358A.104	
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.103	
Type L358A - Style 5, Elevations - Brick	P1914.L358A.102	
Type L358A - Style 5, Floor & Roof Plans	P1914.L358A.101	
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Type L358 - Style 4, Floor & Roof Plans	P1914.L358.116	
Type L358 - Style 4, Elevations - Brick	P1914.L358.109 - A	
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.108 - A	
Type L358 - Style 4, Elevations - Brick	P1914.L358.107 - A	
Type L358 - Style 4, Floor & Roof Plans	P1914.L358.106 - A	
Type L358 - Style 2, Elevations - Tile Hung	P1914.L358.105 - A	
Type L358 - Style 2, Elevations - Brick	P1914.L358.104 - A	
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.103 - A	
Type L358 - Style 2, Elevations - Brick	P1914.L358.102 - A	
Type L358 - Style 2, Floor & Roof Plans	P1914.L358.101 - A	
Type L356 - Style 4, Elevations - Render	P1914.L356.108	
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.107	

Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.106	
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.105	
Type L356 - Style 4, Elevations - Render	P1914.L356.104 - A	
Type L356 - Style 4, Floor & Roof Plans	P1914.L356.103 - A	
Type L356 - Style 2, Elevations - Tile Hung	P1914.L356.102 - A	
Type L356 - Style 2, Floor & Roof Plans	P1914.L356.101 - A	
Type L255A - Style 4, Plans & Elevations - Rnd	P1914.L255A.101 - A	
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.111	
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.110	
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.109	
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.108	
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.107 - A	
Type L255 - Style 5, Plans & Elevations - Tile	P1914.L255.106 - A	
Type L255 - Style 5, Plans & Elevations - Brick	P1914.L255.105 - A	
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.104 - A	
Type L255 - Style 4, Plans & Elevations - Rnd	P1914.L255.103 - A	
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.102 - A	
Type L255 - Style 4, Plans & Elevations - Brick	P1914.L255.101 - A	
Type D - Style 1, Elevations - Brick	P1914.D.104	
Type D - Style 1, Floor & Roof Plans	P1914.D.103	
Type D - Style 1, Elevations - Brick	P1914.D.102 - A	
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R10-Block 7 - Style4, Side Elevation	P1914.BLK7.108-B	
R10-Block 7 - Style4, Rear Elevation	P1914.BLK7.107-B	
R10-Block 7 - Style4, Side Elevation	P1914.BLK7.106-B	
R10-Block 7 - Style4, Front Elevation	P1914.BLK7.105-B	
R10-Block 7 - Style4, Roof Plan	P1914.BLK7.104-B	
R10-Block 7 - Style4, Second Floor Plan	P1914.BLK7.103-B	
R10-Block 7 - Style4, First Floor Plan	P1914.BLK7.102-B	
R10-Block 7 - Style4, Ground Floor Plan	P1914.BLK7.101-B	
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.108-B	
R10-Block 6 - Style4, Rear Elevation	P1914.BLK6.107-B	
R10-Block 6 - Style4, Side Elevation	P1914.BLK6.106-B	
R10-Block 6 - Style4, Front Elevation	P1914.BLK6.105-B	
R10-Block 6 - Style4, Roof Plan	P1914.BLK6.104-B	
R10-Block 6 - Style4, Second Floor Plan	P1914.BLK6.103-B	
R10-Block 6 - Style4, First Floor Plan	P1914.BLK6.102-B	
R10-Block 6 - Style4, Ground Floor Plan	P1914.BLK6.101-B	
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.108-B	

R10-Block 5 - Style1, Rear Elevation	P1914.BLK5.107-B	
R10-Block 5 - Style1, Side Elevation	P1914.BLK5.106-B	
R10-Block 5 - Style1, Front Elevation	P1914.BLK5.105-B	
R10-Block 5 - Style1, Roof Plan	P1914.BLK5.104-C	
R10-Block 5 - Style1, Second Floor Plan	P1914.BLK5.103-B	
R10-Block 5 - Style1, First Floor Plan	P1914.BLK5.102-B	
R10-Block 5 - Style1, Ground Floor Plan	P1914.BLK5.101-B	
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.109-B	
R10-Block 4 - Style3, Rear Elevation	P1914.BLK4.108-D	
R10-Block 4 - Style3, Side Elevation	P1914.BLK4.107-D	
R10-Block 4 - Style3, Front Elevation	P1914.BLK4.106-B	
R10-Block 4 - Style3, Roof Plan	P1914.BLK4.105-A	
R10-Block 4 - Style3, Third Floor Plan	P1914.BLK4.104-C	
R10-Block 4 - Style3, Second Floor Plan	P1914.BLK4.103-B	
R10-Block 4 - Style3, First Floor Plan	P1914.BLK4.102-B	
R10-Block 4 - Style3, Ground Floor Plan	P1914.BLK4.101-B	
R10-Block 3 - Style3, Rear Elevation	P1914.BLK3.108-C	
R10-Block 3 - Style3, Side Elevations	P1914.BLK3.107-C	
R10-Block 3 - Style3, Front Elevation	P1914.BLK3.106-C	
R10-Block 3 - Style3, Roof Plan	P1914.BLK3.105-C	
R10-Block 3 - Style3, Third Floor Plan	P1914.BLK3.104-C	
R10-Block 3 - Style3, Second Floor Plan	P1914.BLK3.103-C	
R10-Block 3 - Style3, First Floor Plan	P1914.BLK3.102-C	
R10-Block 3 - Style3, Ground Floor Plan	P1914.BLK3.101-C	
R10-Block 2 - Style3, Rear Elevation	P1914.BLK2.108-C	
R10-Block 2 - Style3, Side Elevations	P1914.BLK2.107-C	
R10-Block 2 - Style3, Front Elevation	P1914.BLK2.106-C	
R10-Block 2 - Style3, Roof Plan	P1914.BLK2.105-C	
R10-Block 2 - Style3, Third Floor Plan	P1914.BLK2.104-C	
R10-Block 2 - Style3, Second Floor Plan	P1914.BLK2.103-C	
R10-Block 2 - Style3, First Floor Plan	P1914.BLK2.102-C	
R10-Block 2 - Style3, Ground Floor Plan	P1914.BLK2.101-C	
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.109-B	
R10-Block 1 - Style1, Rear Elevation	P1914.BLK1.108-B	
R10-Block 1 - Style1, Side Elevation	P1914.BLK1.106-B	
R10-Block 1 - Style1, Front Elevation	P1914.BLK1.106-B	
R10-Block 1 - Style1, Roof Plan	P1914.BLK1.105-B	
R10-Block 1 - Style1, Third Floor Plan	P1914.BLK1.104-B	
R10-Block 1 - Style1, Second Floor Plan	P1914.BLK1.103-B	
R10-Block 1 - Style1, First Floor Plan	P1914.BLK1.102-B	
R10-Block 1 - Style1, Ground Floor Plan	P1914.BLK1.101-B	
Type B1 - Style 1, Elevations - Brick	P1914.B1.104	
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.103	
Type B1 - Style 1, Elevations - Brick	P1914.B1.102 - A	
Type B1 - Style 1, Floor & Roof Plans	P1914.B1.101 - A	

Type AL41 - Style 4, Elevations - Render	P1914.AL41.104	
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.103	
Type AL41 - Style 4, Elevations - Render	P1914.AL41.102 - A	
Type AL41 - Style 4, Floor & Roof Plans	P1914.AL41.101 - A	
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.110	
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.109	
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.108	
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.107 - A	
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.106 - A	
Type AL34 - Style 2, Elevations - Tile Hung	P1914.AL34.105 - A	
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.104 - A	
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.103 - A	
Type AL34 - Style 2, Elevations - Brick	P1914.AL34.102 - A	
Type AL34 - Style 2, Floor & Roof Plans	P1914.AL34.101 - A	
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.102 - A	
Type AL32B - Style 2, Plans & Elevations - Tile	P1914.AL32B.101 - A	
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.106-A	
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.105-A	
Type AL32A - Style 4, Plans & Elevations - Rnd	P1914.AL32A.104-B	
Type AL32A - Style 4, Plans & Elevations - Brk	P1914.AL32A.103-B	
Type AL32A - Style 2, Plans & Elevations - Tile	P1914.AL32A.102 - A	
Type AL32A - Style 2, Plans & Elevations - Brk	P1914.AL32A.101 - A	
Type AL32 - Style 4, Plans & Elevations - Brk	P1914.AL32.103	
Type AL32 - Style 4, Plans & Elevations - Rnd	P1914.AL32.101 - B	
Type AL24A - Style 4, Plans & Elevations - Brick	P1914.AL24A.102	
Type AL24A - Style 4, Plans & Elevations - Brk	P1914.AL24A.101 - A	
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.104	
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.103	
Type AL24 - Style 4, Plans & Elevations - Brick	P1914.AL24.102 - A	
Type AL24 - Style 2, Plans & Elevations - Brick	P1914.AL24.101 - A	
Type A - Style 1, Elevations - Render	P1914.A.109	

Type A - Style 1, Floor & Roof Plans	P1914.A.108	
Type A - Style 1, Elevations - Render	P1914.A.107	
Type A - Style 1, Floor & Roof Plans	P1914.A.106	
Type A - Style 1, Elevations - Render	P1914.A.105 - A	
Type A - Style 1, Floor & Roof Plans	P1914.A.104 - A	
Type A - Style 1, Elevations - Render	P1914.A.103 - A	
Type A - Style 1, Elevations - Brick	P1914.A.102 - A	
Type A - Style 1, Floor & Roof Plans	P1914.A.101 - A	
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.104	
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.103	
Type 3BH - Style 1, Elevations - Brick	P1914.3BH.102 - A	
Type 3BH - Style 1, Floor & Roof Plans	P1914.3BH.101 - A	
Landscape Plans		
Landscape Masterplan	P24-2114_EN_001C	
Civils		
Drainage Strategy	A389-R10-RM-501 C	
Surface Water Catchment Plan	A389-R10-RM-505 B	
Foul Water Catchment Plan	A389-R10-RM-506 B	
Exceedance Route Plan	A389-R10-RM-507 B	
Pumping Station General Arrangement	A389-R10-RM-520 A	
Other		
Walking and Cycling Strategy	A389-091 P6	
Site Waste Management Plan	18324 dated 3 rd February 2025	
Affordable Housing Scheme	Phase 2b, Parcel R10, South Wokingham Strategic Development Location Affordable Housing Scheme dated June 2025	Phase 2b, Parcel R10, South Wokingham Strategic Development Location Affordable Housing Scheme dated March 2026 (NMA 260624)