

Our ref: 51891/DB/JI

Project Name: Former Bearwood Golf Course, Sindlesham



Development Management
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Submitted via Planning Portal (ref. PP-15100364)

07 August 2026

Dear Sir/Madam,

**Former Bearwood Golf Course, Mole Road, Sindlesham:
Non-material minor amendment**

Feltham Construction Ltd ('the Applicant') is applying on behalf of the landowner to make a non-material amendment (NMA) under Section 96A of the Town and Country Planning Act (1990) (as amended) relating to Former Bearwood Golf Course, Mole Road, Sindlesham ('the Site').

The application has been submitted electronically via the Planning Portal and comprises this letter and the following documents:

- Completed Application Form;
- Proposed new plans prepared by A'Bear & Ball:
 - Site Plan as Proposed (ref. W001 Rev O);
 - Site Plan as Proposed (Vehicle Tracking) (ref. W004 Rev D);
 - Site Section A-A (ref. W006 Rev B);
 - Elevations as Proposed – Units 6, 7 and 8 (ref. P2215 Rev C);
 - Elevations as Proposed – Units 11, 12 and 13 (ref. P2415 Rev B);
 - Site Section – Units 11, 12 and 13 (ref. P2435 Rev #)
 - Elevations as Proposed – Units 15, 16 and 17 (ref. P2615 Rev B);
 - Unit 9 & 10 – South Elevations as Proposed (ref. P522 Rev #);
- Plot 9 Retaining Wall Detail (30 July 2026) prepared by Calcinotto;
- Air Source Heat Pump technical details:
 - Air Source Heat Pump Schedule (27 May 2026) prepared by MJD;
 - Mitsubishi PUZ-WM60VAA(-BS) Product Information;

- Mitsubishi PUZ-WM85VAA(-BS) Product Information;
- Mitsubishi PUZ-WM112VAA(-BS) Product Information; and
- Heritage Technical Note (August 2026) prepared by Orion.

Please note that the requisite application fee of £309 will be paid through the Planning Portal by the applicant.

Background

In July 2015, the Council granted planning permission F/2014/2119 for:

'Full application for the redevelopment of Former Bearwood Golf Course to provide a new football training ground and academy facility, comprising of 3 full size team pitches, 5 other pitches for use by various under 18 age groups and 2 goal keeping practice areas. A single storey extension and conversion of existing golf course clubhouse into security gatehouse and visitors cafe, new maintenance shed and maintenance store. Single storey changing block and medical suite. Refurbishment of West Lodge for junior academy trialists, refurbishment of apple store, retention and refurbishment of riding stables offices/stores to academy offices, new single storey academy building to provide changing rooms, medical suite, classrooms, player recreation and gymnasium area. Refurbishment of Mole Lodge to provide accommodation for senior academy trialists, new two storey first team building, single storey headquarters building. The refurbishment/rebuilding of existing housing and farm/industrial buildings to provide 26 residential units (net increase of 18 residential units) with associated parking, landscaping and access. Demolition of ancillary buildings plus garden wall to be made good and associated works relating to Bearwood Lake dam.'

A separate application for non-material amendments was recently submitted for the re-build of existing boundary walls integral to Units 6, 7 and 8, and 15, 16 and 17 of the residential scheme. That application is currently under consideration by the Council (ref. 261704).

Proposed Changes and Assessment

Following a review of the scheme, including consideration of latest Building Regulations standards, non-material amendments are being sought to the approved plans.

The approved plans (listed under condition 3 of the extant permission) are:

- 21750 P 165 Rev B: Proposed Sawmill Site Plan
- 21750 P 170 Rev B: Proposed Sawmill Site Elevations
- 21750 P 171 Rev B: Proposed Sawmill Site Elevations.

Amendments to the following drawing, approved through discharge of condition 18 (application 160138), are also sought:

- 1478/43: Proposed Site Plan with Floor Levels and Cycle Store Enclosure Details.

These proposed amendments are summarised in the table below, including the drawing references that are submitted to substitute the approved drawings.

Change to approved plans	Reason / justification for change
Parking and driveway layout for Units 1-5 adjusted. (See drawing W001 Rev O Site Plan as Proposed.)	Larger area of hard surfacing to provide adequate space for vehicle and pedestrian movement.
Parking arrangement outside former sawmill (Units 18-26) and within the central courtyard adjusted. (See drawing W001 Rev O Site Plan as Proposed and W004 Rev D Site Plan as Proposed (Vehicle Tracking).)	Rearrangement of spaces necessary to allow safe passage of large vehicles through the site (see accompanying tracking drawing). The total number of parking spaces to be provided across the scheme (56no. spaces) does not change.
Allocated parking spaces for Unit 9 removed and visitor parking re-allocated to Unit 9. (See drawing W001 Rev O Site Plan as Proposed.)	Parking not feasible in original location due to varying ground levels. This space will become additional garden area for Unit 9.
Turning head added adjacent to Unit 1. (See drawing W001 Rev O Site Plan as Proposed and W004 Rev D Site Plan as Proposed (Vehicle Tracking).)	To enable a fire tender to manoeuvre on site in accordance with Building Regulations.
Addition of air source heat pumps (ASHPs) to the exterior of each house and ground floor flat. (See drawing W001 Rev O Site Plan as Proposed.)	Energy-efficient heating to the dwellings as required by Building Regulations, which have been amended since the 2015 permission.
Addition of an ASHP enclosure to the south of the former sawmill to serve flats above ground floor level. (See drawing W001 Rev O Site Plan as Proposed.)	As above.
Location of cycle stores adjusted. (See drawing W001 Rev O Site Plan as Proposed.)	Design development. Amendment to plan 1478/43 Rev # (approved by application to discharge condition 18 (ref. 160138)).
New cycle store type to serve Units 15-17. (See drawing W001 Rev O Site Plan as Proposed.)	As above.
Addition of private bin storage areas to serve each house. (See drawing W001 Rev O Site Plan as Proposed.)	Design development. Locations designed to comply with acceptable drag distances.
Addition of bin store to serve Unit 18-26 flats. (See drawing W001 Rev O Site Plan as Proposed.)	As above.
Addition of refuse bin collection areas to serve Units 1-8. (See drawing W001 Rev O Site Plan as Proposed.)	As above. Bin storage to these units will be in rear gardens and each unit has limited kerbside space, therefore a communal collection point is required. An area of hard surfacing is provided so residents can move their bins here on collection day (because bins will not be here permanently, there is no need for an enclosure).
Addition of steps and handrails to the rear of Units 7 and 8. (See drawing W001 Rev O Site Plan as Proposed and P2215 Rev C Elevations as Proposed – Units 6, 7 and 8.)	To account for varying ground levels. Bricks to match existing walls.
Addition of steps and handrails to the front of Units 4 and 5. (See drawing W001 Rev O Site Plan as Proposed.)	As above.
Addition of retaining wall to the side of Unit 9.	As above.

(See drawing W001 Rev O Site Plan as Proposed, P522 Unit 9 & 10 – South Elevations as Proposed and Plot 9 Retaining Wall Detail by Calcinotto.)	
Addition of retaining wall and steps to the rear of Units 11-13. (See drawing W001 Rev O Site Plan as Proposed, W006 Rev B Site Section A-A and P2435 Site Section – Units 11, 12 and 13.)	As above.
Addition of ramp and low-level retaining wall to the front of Unit 14. (See drawing W001 Rev O Site Plan as Proposed.)	As above.
Addition of gravel strip around each building. (See drawing W001 Rev O Site Plan as Proposed.)	Narrow 300mm strip for surface water management, to protect the building fabric.
Ridge height of Units 11-13 increased by 1.05 metres. (See drawing W001 Rev O Site Plan as Proposed, W006 Rev B Site Section A-A and P2415 Rev B Elevations as Proposed – Units 11, 12 and 13.)	To provide adequate height for occupants on the first floor of the dwellings (on review approved drawings were not workable in this respect). The ridge height remains lower than the buildings on either side flanking the courtyard. The building therefore remains subservient to the surrounding buildings as per the original design.
Rearrangement of windows and doors on Units 6-8 and Units 15-17, including omission of Velux windows on Units 6-8 (west elevation). (See drawing P2215 Rev C Elevations as Proposed – Units 6, 7 and 8, and P2615 Rev B Elevations as Proposed – Units 15, 16 and 17.)	Minor adjustments to suit internal building layout and ground levels. Same approved materials to be used.
Addition of 3no. Velux windows on roof of Units 15-17 (east elevation). (See drawing P2615 Rev B Elevations as Proposed – Units 15, 16 and 17.)	To provide natural light to the first floor which is above eaves level. Rooflights to match those approved on other roofs within the scheme, including the west elevation of Units 15-17.

A heritage technical note is provided to assess the above minor amendments. This confirms the proposed changes to the approved design will not have a material impact on the setting of nearby heritage assets, or the heritage interest of the former sawmill site, and it will not have a detrimental effect on the significance of the registered park¹ where the site is located.

In summary of the above, the changes proposed are considered to not materially change the character of the approved development, but will improve the extant scheme both in terms of quality and delivery, including bringing it in line with latest Building Regulations standards, and therefore we consider they can be treated as within the remit of a s96A non-material amendment, noting that there is no statutory definition of ‘non-material amendment’.

We trust the information provided is sufficient to validate and determine this application positively. Should you have any queries about the submission details, please do contact me to discuss.

¹ Bearwood College Registered Park and Garden (GII*, NHLE 1000414)

Yours faithfully,



David Bloor BA (Hons) MSc
Planning Assistant
davidb@pro-vision.co.uk