

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	252225
Site Address:	Arborfield Green District Centre, Arborfield Green, Arborfield
Expiry Date:	31/10/2025
Proposal: Application for non-material amendment to planning consent 230872 to allow revisions to the drawings for the proposed parking spaces, window heights and layout adjustments.	

RELEVANT PLANNING HISTORY		
Application No.	Description	Decision & Date
O/2014/2280	<p>OUTLINE PLANNING PERMISSION FOR: Demolition of buildings and phased redevelopment of Arborfield Garrison and adjoining land for: Up to 2,000 new dwellings (including up to 80 units of extra care housing). District centre comprising a foodstore up to 4,000 sqm gross with up to a further 3,500 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2 (with residential above - Class C3)), and transport interchange, village square, car parking, servicing and drop off area. Up to a further 1,500 sqm (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sqm (gross) floor space within Classes A1, A2, A3, A4, A5, B1, D1 and D2, with parking/servicing area. Secondary school for up to 1,500 pupils (Class D1) including sports pitches, flood-lit all-weather pitch, and indoor swimming pool and parking areas. Up to three-form primary school (Class D1) with sports pitch and parking areas. Associated phased provision of: car parking; public open space including sports pitches, informal/incidental open space, children's play areas including multi-use games area (MUGA), skate park, community gardens/allotments; landscaping/buffer areas; boundary treatments; new roads, footpaths, cycleways and bridleways; sustainable urban drainage systems, including flood alleviation works.</p> <p>PART 2 - FULL PERMISSION FOR phased development of: Creation of two new areas of Suitable Alternative Natural Greenspace (SANGS) (In the north-eastern part of the application site ("Northern SANGS") and at West Court ("West Court SANGS") including car parking areas, path/walkways, fencing and associated landscaping; re-use of existing MoD gymnasium for sports/community uses/centre (Classes D1/D2; new roundabout junction to A327 Reading Road; junction improvements to Langley Common Road, Baird Road and Biggs Lane; junction improvements and new access at Biggs Lane/Princess Marina Drive; re-use and improvements to existing site accesses from Biggs Lane.</p>	Approved 02/04/2015

230872	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	Approved 17.10.2023
232927	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 food store, including the creation of the store building, public realm area, service vehicle access and service yard, customer car park with access from district centre spine road, landscaping, drainage and associated infrastructure.	Approved 23.02.2024
242822	Application for non-material amendment to Reserved Matters approval 230872 for substations repositioning, road and footway realignment, alterations to parking spaces plus amendments to the proposed cycle storage.	Approved 22/11/2024
251327	Application for non-material amendment to Reserved Matters approval 230872 for adjustment of rear boundaries of Plots 187, Plots 190 & 204, and the rear boundary of the Pre-School. Re-siting of plots 187-189.	Approved 25/06/2025

APPRAISAL

Is the proposed change non-material?

Yes	<input checked="" type="checkbox"/>
No	<input type="checkbox"/>

The proposed Non-Material Amendment application pertains to the District Centre parcels at Arborfield Garrison. Reserved Matters were previously approved under planning approval 230872 pursuant to outline consent O/2014/2280.

The NPPG states there is no statutory definition of what constitutes 'non-material' as each case are taken on their own merits, dependent on-site specific context at the time of submission. The LPA must be satisfied that the amendment sought is 'non-material'

to grant approval under section 96A of the Town and Country Planning Act (TCPA) 1990.

The NMA seeks to allow revisions to the drawings for the proposed parking spaces, window heights and other layout adjustments. These are considered in turn within the sections below.

1. Parking for blocks 2 and 3 – change from allocated to unallocated spaces + Introduction of wheelchair compliant parking bays.

Blocks 2 and 3 comprise 26 no. two bedroom flats. Under the consented RM scheme, the parking area for these blocks features allocated spaces. The current application seeks to redesignate these as unallocated bays, still serving the same apartment blocks whilst also facilitating the introduction of accessible wheelchair parking bays. A parking plan has been provided by the applicant to show the wheelchair / blue badge spaces clearly marked out.

The highways consultee has noted that dwellings should be given the right to park one vehicle each in the unallocated parking spaces. Otherwise unmanaged and unallocated parking spaces may give residents the impression that they can keep two cars per dwelling which would cause parking overspill onto the surrounding roads. Details of a private management company will therefore be required, as well as signs denoting that parking will be for residents only and detailing enforcement measures. It is considered that these arrangements are adequately controlled by condition 11 of the Reserved Matters approval, which requires the submission of a Parking Management Strategy prior to first occupation.

Parking Management Strategy

11. Prior to the first occupation of any part of the development, a Parking Management Strategy for all parking spaces (residential and public) shall be submitted to and approved in writing by the Local Planning Authority. The Strategy shall include details of the management of all parking spaces, the monitoring of parking throughout the development, a process for activating passive Electric Vehicle Charging spaces, and the ability to request and fund Traffic Management Orders if required.

Reason: To ensure satisfactory development in the interests of amenity and highway safety in accordance with Wokingham Borough Core Strategy Policies CP1, CP6, CP13 and CP18 and MDDP policies CC07 and TB20.

2. Window heights lifted to 1,100mm from floor level to omit the requirement for window guarding rails throughout the development.

Window heights are proposed to be raised to 1,100mm above floor level to eliminate the need for internal guarding, which would otherwise be required due to low placement. This adjustment reduces fall risk in line with Part O safety guidance. The change is considered to be minor and not to result in a significant change to the character or appearance of the development.

3. Internal and external layout adjustments – ensuite bathrooms added to two-bedroom apartments (blocks 3, 6R, 6R2 and 6R4) with associated window repositioning. Additional and repositioned ground floor doors to apartments and associated access paths.

Ensuite bathrooms have been added to the two-bedroom apartments in Blocks 3, 6R, 6R2 and 6R4. This has required adjustments to the positioning of some windows. New or repositioned external doors have also been introduced into Blocks 4, 6R, 6R2 and 6R4 to allow for a point of exit directly from stairways (thereby ensuring compliance with building regulations). New external access paths are proposed to the site layout where required. All changes are to market dwellings.

Whilst numerous, these changes are mostly internal and do not have a material impact on the character and appearance of the development taken as a whole. The application would not have been assessed differently had these proposals formed part of the original application.

Community Infrastructure Levy

Not relevant to this application as the planning permission pre-dates the introduction of CIL.

Conclusion:

The proposed changes considered to be minor and non-material within the context of the broader RM approval. As such, the amendments are considered to be acceptable.

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
Date:	30/10/2025

Recommendation agreed by: (Authorised Officer)	<i>NC</i>
Date:	30/10/2025