Telephone: +44 118 237 8644
Email: emy.circuit@wokingham.gov.uk
Date: 23 November 2026
Your Ref:
My ref: EXC/262538
File ref: https://wokingham.sharepoint.com/sites/DevelopmentDelivery/Shared Documents/South Wokingham/Phase 2b/191068 Phase 2b hybrid/Conditions/49 car club/262538 NMA to vary trigger/262538 NMA to vary condition 49 of planning permission 191068 decision letter 2026_11_23.docx

WOKINGHAM BOROUGH COUNCIL

Strategic Development – Planning and Delivery
P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000
Minicom No: (0118) 974 6991

Jess Jutton
Nexus Planning
3rd Floor, Suite 2
Apex Plaza
3 Forbury Road
Reading RG1 1AX

By email only j.jutton@nexusplanning.co.uk

Dear Jess,

PHASE 2B OF THE SOUTH WOKINGHAM STRATEGIC DEVELOPMENT LOCATION (SDL)

NON-MATERIAL AMENDMENT (NMA) REFERENCE 262538 TO VARY THE TRIGGER FOR DELIVERY OF THE CAR CLUB PUSUANT TO CONDITION 19 OF HYBRID PLANNING PERMISSION 191068

Thank you for your application for a Non-Material Amendment (NMA) to condition 49 of the hybrid planning permission for phase 2b of the South Wokingham Strategic Development Location (SDL) (reference 191068), made under S.96A of the Town and Country Planning Act 1990 (as amended). The provisions of S.96A allow amendments, including alterations to conditions, providing the Local Planning Authority is satisfied that the changes are non-material in nature. The amendment sought is revise the trigger for delivery of a car club.

The hybrid planning permission for up to 1,434 dwellings and associated infrastructure, in phase 2b was conditionally approved on 19 July 2024. Conditions of the planning permission require, among other things, approval of the phasing of development and delivery of a car club.

Phasing details pursuant to condition 3 were approved on 20 June 2025 (reference 250496), concurrent with the first application pursuant to reserved matters (parcel R10), with minor corrections relating to the market housing mix for parcel R11 approved on 25 June 2025. Criterion xiv) relates to the car club and the approved document, *South Wokingham Condition 3 Phasing* Reference P19-0052_EN_118K (June 2025) establishes that it will be delivered in conjunction with the neighbourhood centre, during the ninth year of the development (which commenced in August 2025).

Condition 49 calls for provision of a car club (delivery of which may be phased). It currently requires details to be approved before first occupation, although it does not necessarily envisage early delivery of the car club. There is a logic to locating the car club within the neighbourhood centre, which will function as a focus for community activity and incorporate public car parking. Furthermore, both the community and commercial uses in the neighbourhood centre and the car club are dependent on a critical mass of people to allow them to function successfully. Hence, there was no objection to delivery relatively late in the programme.

Given that the car club is not going to be delivered for several years and circumstances will almost certainly change in the meantime, there is no benefit in agreeing details at this stage and the proposed amendment to the trigger would not materially alter the delivery of supporting infrastructure. Accordingly, there is no objection to your proposal, that details of the car club should be submitted with the reserved matters for the neighbourhood centre. In addition to the amendments proposed, some additional words that are now superfluous have been deleted and explanatory text added to the reason, as below.

49. ~~Before first occupation of any dwelling within the development hereby approved~~ Reserved matters for the neighbourhood shall include details of a car club, delivery of which may be phased, s~~hall be submitted to and approved in writing by the Local Planning Authority~~ and provision shall be made in accordance with the approved details, which shall include details of the car club operator, the types of vehicle or vehicles to be provided, the parking bays and how these will be implemented and how the car club will be marketed to residents or business users, including any agreed membership discounts or offers.

Reason: to ensure provision is made for sustainable travel in accordance with Core Strategy policies CP1, CP3, CP6 & CP21; and the South Wokingham SDL SPD and for consistency with the phasing pursuant to condition 3 of planning permission 191068, approved under discharge of condition application 250496.

There is no objection to this amendment which may be construed as complying with the original planning permission. Accordingly, you should keep this letter with your certificate of planning permission. There are no consequential amendments to the list of approved drawings and documents at condition 2 of planning permission 191068.

To reiterate the comment in my letter of 28 October 2025, should an opportunity come about to deliver the car club at an earlier date, such as at Gray Farm Sports Hub or elsewhere within Wokingham, we would welcome further discussion before year 9.

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

Yours sincerely,



Connor Corrigan
Head of Strategic Development – Planning and Delivery

cc: Stefania Petrosino, Nexus s.petrosino@nexusplanning.co.uk
Matt Harris, Nexus m.harris@nexusplanning.co.uk
WBC CIL/S106 Team developer.contributions@wokingham.gov.uk