

19 January 2026
Our Ref: 25.1002

Mr Nick Chancellor
Delivery Manager
Development Delivery Team
Wokingham Borough Council
Civic Offices
Shute End
Wokingham
RG40 1BN

Crowthorne House
Nine Mile Ride
Wokingham
Berkshire
RG40 3GZ

T 01344 753220
F 01344 753221

Planning Portal Reference: PP-14483950

Dear Mr Chancellor,

**Re: Application for a Non-Material Amendment to Reserved Matters Approval (Ref. 230872)
Relating to the Arborfield Green District Centre, Arborfield Green, RG2 2GB**

On behalf of our client, Taylor Wimpey West London ('TWL'), we are pleased to submit a Non-Material Amendment ('NMA') application in relation to Parcel RE which is situated on the eastern side of the Arborfield Green District Centre. This application is submitted following the approval of the Reserved Matters ('RM') planning application (Ref. 230872) for the Arborfield Green District Centre on 17 October 2023.

Planning History

In April 2015, approval was granted for a hybrid planning application (Ref. O/2014/2280). The hybrid planning permission granted for up to 2,000 new homes, a District Centre, a primary school and sporting facilities alongside other community infrastructure. Full planning permission has also been granted for two new areas of Suitable Alternative Natural Greenspace ('SANG').

An RM application for the Arborfield Green District Centre (Ref. 230872) was approved in October 2023 for the following:

"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."

Since the approval of the RM application (Ref. 230872), three subsequent NMA applications have been approved, reflecting ongoing refinements to the development as the District Centre is constructed. This has included the relocation of the on-site substations (Ref. 242822); minor adjustments to the rear boundaries of Plots 187 and 190–204, as well as the rear boundary of the Pre-School building (Ref. 251327); and revisions



to the drawings for the proposed parking spaces, window heights and minor layout adjustments (Ref. 252225), in which parking for blocks 2 and 3 changed from allocated to unallocated to allow all flats to have access to a wheelchair compliant parking bay, window heights were lifted to omit the requirement for window guarding rails throughout the development, and ensembles were added to 2-bedroom apartments for relevant blocks.

Application Proposal

Since the approval of the RM application (Ref. 230872) as well as the three subsequent NMA applications aforementioned, and following discussions with Officer's from Wokingham Borough Council ('WBC'), it has been agreed that a further NMA application will be submitted, to seek the following amendments to the eastern residential parcels of the District Centre layout:

- Minor updates to the alignment and location of some of the dwellings which front the spine road, as well as the slight re-orientation of Plots 190 and 191;
- The materials and elevational details to some of the dwellings have been updated, including providing a consistent approach to architectural detailing, changing materials to better define key corners, and introduction of feature gable roof forms; and
- Minor updates to the internal layouts of some of the dwellings.

The proposed changes are minimal in the context of the site, with the overall number of dwellings, broad location of plots, and mix / tenure of dwellings remaining as previously approved, as well as the road hierarchy and layout. The changes will be limited primarily to floorplan and elevational changes, as detailed within the accompanying NMA Design Comparison Statement January 2026 (Ref. P25-1107_DE_A_00). As such, it is considered that an NMA (Section 96a) application is the appropriate mechanism to agree these changes with WBC.

Whilst there is no statutory definition of a 'non-material amendment' it is apparent that when taking into account the context of the overall scheme, that the amendments sought are non-material.

The proposed alterations would represent a minor revision to the approved layout and would not result in a material change to the approved drawings allowed under RM planning approval reference 230872.

The proposed amendments would, therefore, accord with Section 96A of the Town and Country Planning Act 1990 which states *that "a local planning authority in England may make a change to any planning permission relating to land in their area if they are satisfied that the change is not material"*. The Act also states that *"the power conferred... includes power to remove or alter existing conditions."*

Drawings to be Amended

In order to deliver these changes, revisions to the approved application drawings are required as approved under condition 2 of RM approval (Ref. 230872). As a result, this NMA application seeks to amend the planning application approval to reflect the new drawing references submitted with this NMA application.

The approved plans and particulars listed under Condition 2 on the Decision Notice shall remain unaltered, except to revise the following references:

Approved Document	As Approved By	Revised Document	Consultant
Site Layout Plan 1-1000 – Ref. P25-1107_DE_01-H-05	NMA Application – 252225 (Approved October 2025)	Site Layout Parcel C&D – Ref. P25-1107_DE_01_J_24	Pegasus
Site Layout Plan – Ref. P25-1107_DE_01-G-05	NMA Application – 252225 (Approved October 2025)	Site Layout – Ref. P25-1107_DE_01_J_05	Pegasus
Electric Vehicle Charging Plan – Ref. P25-1107_DE_01-A-23	NMA Application – 252225 (Approved October 2025)	EV Charging Plan – Ref. P25-1107_DE_01_C_23	Pegasus
Commercial Space Plan – Ref. P25-1107_DE_01-A-08	NMA Application – 252225 (Approved October 2025)	Commercial Space Plan – Ref. P25-1107_DE_01_C_08	Pegasus
Parking Strategy Plan – Ref. P25-1107_DE_01-A-09	NMA Application – 252225 (Approved October 2025)	Parking Strategy Plan – Ref. P25-1107_DE_01_C_09	Pegasus
Affordable Housing Plan – Ref. P25-1107_DE_01-A-10	NMA Application – 252225 (Approved October 2025)	Affordable Housing Plan – Ref. P25-1107_DE_01_C_10	Pegasus
Materials Plan – Ref. P25-1107_DE_01-A-14	NMA Application – 242822 (Approved November 2024)	Materials Plan – Ref. P25-1107_DE_01_D_14	Pegasus
M4 Compliance Plan – Ref. P25-1107_DE_01-A-17	NMA Application – 252225 (Approved October 2025)	M4 Compliance Plan – Ref. P25-1107_DE_01_C_17	Pegasus
Building Heights Plan – Ref. P25-107_DE_01-A-21	NMA Application – 252225 (Approved October 2025)	Building Heights Plan – Ref. P25-1107_DE_01_C_21	Pegasus
Boundaries Plan – Ref. P25-1107_DE_01-A-22	NMA Application – 252225 (Approved October 2025)	Boundaries Plan – Ref. P25-1107_DE_01_C_22	Pegasus

Land Use Plan – Ref. P25-1107_DE_01-A-31	NMA Application – 252225 (Approved October 2025)	Land Use Plan – Ref. P25-1107_DE_01_C_31	Pegasus
House Type Pack – Ref. P25-1107-DE-02B	NMA Application – 242822 (Approved November 2024)	House Type Pack – Ref. P25-1107-DE-02F	Pegasus
-	-	Design Comparison Statement – Ref. P25- 1107_DE_A_00	Pegasus

Application Fee

The application fee of **£383** has been paid via the Planning Portal.

We look forward to receiving your formal acknowledgement of this application and trust you have sufficient information to favourably consider this application. Should you require any further information or should you wish to discuss the proposals further, please do not hesitate to contact me.

Yours sincerely



Jude Aggett
Planner

Tel: 07708 297 784

Email: judeaggett@boyerplanning.co.uk