

09 September 2025
Our Ref: 25.1002

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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 ('TW'), we are pleased to submit a Non-Material Amendment (NMA) application in relation to the Arborfield District Centre. This application is submitted following the approval of the Reserved Matters (RM) planning application (Ref. 230872) for the Arborfield 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 subsequently 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), two subsequent Non-Material Amendments (NMA) applications have been approved, reflecting ongoing refinements to the development. NMA Ref. 242822, approved in November 2024, permitted the relocation of the on-site substations. In June 2025, NMA Ref. 251327 was approved, allowing adjustments to the rear boundaries of Plots 187 and 190–204, as well as the rear boundary of the Pre-School building.



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Application Proposal

Following discussion with Officers from Wokingham Borough Council (WBC), it has been agreed that an NMA application will need to be submitted to approve the following changes to the District Centre:

- **Allocated to unallocated parking:** Parking to blocks 2 and 3 changed from allocated to unallocated – allowing all flats to have access to a wheelchair compliant parking bay.
- **Window Heights:** Window heights lifted to 1,100mm from floor level to omit the requirement for window guarding rails throughout the development.
- **Minor internal and external layout adjustments:** Ensuites added to 2-bedroom apartments for blocks 3, 6, 9 and 11, resulting in minor window repositioning. Additional and repositioning of doors to the ground floor of apartments and associated access paths.

Allocated to Unallocated Parking

Blocks 2 and 3 comprise 26 2-bedroom flats. Under the consented scheme, the parking area for these blocks is shared with the provision of 26 allocated spaces.

The proposal is to redesignate the parking bays to from allocated to unallocated parking bays for apartment blocks 2 and 3 to facilitate wheelchair compliant parking bays.

In accordance with WBC's adopted parking standards, the provision of allocated spaces generates a higher overall parking requirement. Specifically, for 26 allocated spaces, an additional 11 unallocated spaces would be required to meet the standard, giving a total requirement of 37 spaces. This shortfall was previously accepted under Reserved Matters approval (Ref. 230872).

The proposed amendment changes the 26 allocated spaces to 26 unallocated spaces. The WBC parking calculator indicates that for an entirely unallocated arrangement serving blocks 2 and 3, a total of 27 spaces is required. The proposed 26 unallocated spaces therefore represent a negligible shortfall of 1 space against the standard, and a clear improvement compared to the previously consented scheme where a shortfall of 11 spaces was accepted.

An unallocated parking arrangement will also offer greater flexibility and efficiency in use of available spaces, ensuring they are available to residents and visitors as needed, rather than being left vacant due to underuse of allocated bays.

Accordingly, the proposed change from allocated to unallocated parking is considered to be policy compliant, delivers a material betterment over the consented scheme in respect of parking provision, and will contribute to more efficient use of land and parking bays.

A Parking Assessment note accompanies this application, illustrating how the provision of 26 unallocated parking spaces generally accords with WBC standards and would not result in unacceptable highway safety impacts.

Window Heights

Window heights have been raised to 1,100mm above floor level to eliminate the need for internal guarding, which would otherwise be required due to their low placement. This adjustment reduces

fall risk in line with Part O safety guidance while preserving the approved scheme's architectural integrity and appearance.

Minor Internal and External Layout Adjustments

For the benefit of future occupants, ensuite bathrooms have been added to the two-bedroom apartments in Blocks 3, 6, 9, and 11. This has required minor adjustments to the positioning of some windows.

Additionally, new or repositioned doors have been introduced on the ground floor of Apartment Blocks 4, 6R, 6R2 and 6R4. These changes are intended to provide a final point of exit directly from the stairwells/lobbies and to ensure compliance with Part B of the Building Regulations.

Corresponding access paths have also been included to serve these new exit points. Apartment block 6R also has a commercial bin store added.

Summary

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 the 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:

Previous Drawing Name to be Deleted	Approved By	New Drawing Reference to be Inserted
Site Layout Plan 1-1000 – Ref. P21-2598-05 Rev AG	NMA Application Ref. 251327 (Approved June 2025)	P25-1107_DE_01--05-02 Site Layout 1-1000
Site Layout Plan – Ref. P21-2598-05 Rev AG		P25-1107_DE_01--05 Site Layout

Electric Vehicle Charging Plan – Ref. AGDCEV001 Rev B		P25-1107_DE_01--23-EV Charging Plan20
Commercial Space Plan – Ref. P21-2598-DE-08 Rev M		P25-1107_DE_01--08-Commercial Space Plan
Parking Strategy Plan – Ref. P21-2598-DE-09B Rev H		P25-1107_DE_01--09-Parking Strategy Plan
Affordable Housing Plan – Ref. P21-25980-DE-10 Rev K		P25-1107_DE_01--10-Affordable Housing Plan
M4 Compliance Plan – Ref. P21-2598-DE-17 Rev F		P25-1107_DE_01--17-M4 Compliance Plan
Building Heights Plan – Ref. P21-2598-DE-21 Rev F		P25-107_DE_01--21-Building Heights Plan
Boundaries Plan – Ref. P21-2598-DE-22 Rev F		P25-1107_DE_01--22-Boundaries Plan
Land Use Plan – Ref. P21-2598-DE-31 Rev B		P25-1107_DE_01--31-Land Use Plan
House Type Pack – Ref. P21-2598-12 Rev E	NMA Application Ref: 242822 (Approved November 2024)	P25-1107-DE-A-02 House Pack
Apartment Type Pack – Ref. P21-2598-DE-15 Rev G	Reserved Matters Application Ref: 230872 (Approved October 2023)	P25-1107-DE_03A Apartment Pack

Application Documents and Application Fee

The following documents have been submitted in support of this application:

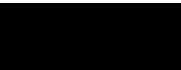
- Application Form
- Cover Letter
- ITL210433-001A TN Parking Assessment
- P25-1107_DE_04 House Pack Comparison
- P25-1107_DE_01--05-02 Site Layout 1-1000
- P25-1107_DE_01--05 Site Layout
- P25-1107_DE_01--23-EV Charging Plan20
- P25-1107_DE_01--08-Commercial Space Plan

- P25-1107_DE_01--09-Parking Strategy Plan
- P25-1107_DE_01--10-Affordable Housing Plan
- P25-1107_DE_01--17-M4 Compliance Plan
- P25-1107_DE_01--21-Building Heights Plan
- P25-1107_DE_01--22-Boundaries Plan
- P25-1107_DE_01--31-Land Use Plan
- P25-1107-DE-A-02 House Pack
- P25-1107-DE_03A Apartment Pack

The application fee of £298 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



Tom Lewis
Graduate Planner

