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Our Ref: 24.1040

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Ms. Baldeep Pulahi
Senior Planning Officer
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Wokingham Borough Council
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Planning Portal Reference: PP-11510118

Dear Baldeep,

Re: Application for a Section 96a Non-Material Amendment to Outline Planning Permission (Ref. O/2014/2280) Relating to the Linear Park 'Phase 3', at Arborfield Garrison, Berkshire

On behalf of our client Crest Nicholson Operations Ltd. ('Crest'), we are pleased to submit a Section 96a Non-Material Amendment ('NMA') application in relation to Linear Park 'Phase 3', which is situated at the heart of the wider Arborfield Garrison development (now also known as 'Arborfield Green'). This application is submitted following the approval of the original Hybrid planning application (Ref. O/2014/2280) for the entire Arborfield Garrison Site on 02 April 2015.

Planning History

Arborfield Green forms the northern portion of the Arborfield Garrison Strategic Development Location (SDL). The Arborfield SDL is identified in Policy CP18 of Wokingham Borough Council's ('WBC') Core Strategy (2010) as being capable of delivering up to 3,500 new dwellings. Arborfield Green will deliver up to 2,000 dwellings, with the remaining 1,500 dwellings being delivered on the southern portion of the SDL, by Cala Homes and other development partners.

In April 2015, approval was granted for a Hybrid planning application (Ref. O/2014/2280). Outline planning permission was 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'). The full description of development is as follows:

OUTLINE 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 sq m gross with up to a further 3,500 sq m (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 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (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, floodlit 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 multiuse 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.

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.

Since the Hybrid planning permission was granted, Crest have submitted a number of NMA applications to regularise minor alterations with the Local Planning Authority (LPA). This includes an NMA application (Ref. 181443), which resulted in an amended set of parameter plans being approved. The application was approved by WBC on 26 June 2018.

A further NMA application (Ref. 260530) was also submitted in March 2026 to seek further amendments to Condition 1 (Approved Plans) to update the Land Use, Density, Building Storey Heights, Movement and Access, and Open Space Parameter Plans. This application is currently pending determination, and proposes minor realignments and corrections that do not alter the function of development across the Site.

Linear Park Context

The Linear Park is envisaged as a key part of the Outline planning permission, providing an overarching landscape and connectivity framework for the development. The Linear Park connects each end of the Arborfield Green site with the District Centre, which sits at the heart of the development.

To date, the delivery of the Linear Park has been phased, with Phase 1, at the western end of the development now completed. Phase 2, which is situated at the centre of the development and includes the Village Green, has been approved and is currently being delivered as part of the District Centre. Phase 4, which comprises the northernmost part of the Linear Park network and includes Watermans Lake, has also been delivered. Linear Park Phase 3 is therefore the final element of the strategic green infrastructure network to be delivered.



Since the approval of the original Hybrid planning application (Ref. O/2014/2280), and following the delivery of a number of the parcels within this part of the Site; Crest have undertaken a comprehensive review of how the green infrastructure is being delivered across the Site. This has identified the opportunity to convert the majority of the Linear Park Phase 3 area to function instead as a Suitable Alternative Natural Greenspace 'SANG' extension to the existing SANG at Hazebrouck Meadows, in order to provide a more comprehensive green infrastructure corridor through to the District Centre and the wider Site.

Pre-application discussions (Ref. PPAR/2444) have been undertaken with Officers from Wokingham Borough Council ('WBC') and Natural England to discuss the opportunity to convert Linear Park Phase 3 to SANG, as well as detailed design considerations to ensure that the area can appropriately function as a SANG, whilst still supporting the intention and function of the strategic green infrastructure network approved as part of the Hybrid planning permission. Details of these discussions are included as part of the concurrent Reserved Matters application.

SANG and Open Space Capacity

The inclusion of the SANG Extension will also assist to provide mitigation for some of the additional dwellings proposed as part of the Arborfield Studios development, situated within the northern part of Arborfield Green. This Site is allocated for 'around 300 homes' within draft Policy SS11 of Wokingham's Local Plan Update.

As seen on the Overall Landscape Masterplan which accompanies this submission, the proposed area for the SANG extension will measure 4.19ha. Of this, 0.49ha has already been approved as SANG extensions under previous NMA applications (Refs. 193154 and 210307), while a further 0.08ha is required to mitigate the impact of the 4no. apartments in the Moat House, approved under application Ref. 242252.

The remaining 3.62ha will provide SANG capacity towards the development proposed at Arborfield Studios, the balance of which will be met off-site.

A Green Infrastructure Strategy document (January 2015) was prepared which sought to set out how the various typologies of open space was being delivered across the Site, set out as follows (based on WBC's Open Space, Sports and Recreation Strategy):

Figure: 1 Open Space and Recreation Calculations, Green Infrastructure Strategy, Murdoch Wickham (January 2015)

Open Space Typology	WBC Standard	Masterplan Requires	Masterplan Provides (Hectares)	Masterplan Provides (Acres)
Parks & Public Gardens	1.1ha/1,000 population	5.28ha	14.83ha	36.65a
Natural and Semi-natural Greenspace	2.84ha/1,000 population (forms part of the SANG contribution)	13.63ha	38.41ha	94.91a
Amenity Greenspace	0.98ha/1,000 population	4.7ha	20.56ha	50.80a
Provision for Children & Young People	0.25ha/1,000 population	1.2ha	0.85ha (The standard would be met with the inclusion of the LAPs)	2.10a
Allotments	0.52ha/1,000 population	2.5ha	2.5ha	6.18a
SANG	8ha/1,000 population	38.4ha	38.41ha	94.91a
Outdoor Sports Facilities	1.65ha/1,000 population	9.2ha*	9.63ha	23.80a

*For the outdoor sports facilities the masterplan has included the 324 retained Annington Homes in the calculations for the proposed population: 2,324 dwellings = 5,578 person. Updates to the proposed sports facilities are within the following section.



As highlighted in the table above, an excess of 9.55ha of Parks and Garden spaces is being provided across the Site. Taking account of the 4.19ha which is now proposed to be converted to SANG, this results in an overprovision of 5.36ha in Parks and Garden space still being provided.

It can therefore be seen that the proposed conversion of the open space to the SANG extension will not impact on the Site's ability to still meet (and indeed exceed) the required level of Parks and Garden open space across the Site as a whole; ensuring that the Arborfield Green community has access to a wide range of varied open and amenity spaces.

Linear Park Phase 3 Proposals

The proposed SANG Extension area will comprise parkland tree planting, native mix planting, meadow grassland, a wildlife pond, a Flexipave path, a resin bound gravel path, a hoggin path, and a mown grass path, which offer a variety of routes which also support the key connectivity route for pedestrians and cyclists across this part of the Site.

As identified on the approved set of Parameter Plans, Linear Park Phase 3 also includes elements of associated play and community facilities, which are also proposed to be delivered as part of Linear Park Phase 3. This includes the delivery of 29 new allotments plots (also known as Allotments Area D), a Skate Park and the Neighbourhood Equipped Areas of Play (NEAP) 2; which would be delivered alongside the proposed SANG Extension area.

Further details relating to the play and community facilities are set out in full as part of the separate Reserved Matters application which is submitted alongside this NMA application.

Non-Material Amendment Application

To reflect the above, an NMA application is submitted in order to regularise the approved Parameter Plans to reflect the change in Linear Park Phase 3 from Parks and Garden, to SANG. The proposed design and details of the SANG, and associated play and community facilities will be assessed and considered by Officer's under the concurrent Reserved Matters application which sits alongside this NMA application.

As such, this NMA application (along with the associated Deed of Variation to the S106 Agreement) will seek to update the approved plans as part of the Hybrid planning permission (Ref. O/2014/2280), to will reflect the change in typology of the area of open space. Details relating to the Deed of Variation are set out under separate cover.

The proposed changes are considered to be minimal in the wider context of the Site, as the proposed SANG extension area is still able to reflect the key green infrastructure principles of the Linear Park as currently approved, whilst also acting as extension to the Hazebrouck Meadows SANG. Whilst the specific typology is proposed to change, the proposed amendment retains open space in an area which was identified as open space. The area will also create further variety within the SANG, as well as alternate walking routes.

This NMA application also seeks to amend the description of development associated with the Full planning permission granted under the original Hybrid planning permission (Ref.



O/2014/2280). Specifically, the amendment would update the description to refer to the creation of three areas of SANG, rather than two under the existing wording (Northern SANGs and West Court SANGs), thereby aligning the description of development with the approved plans and the intended SANG provision. The proposed amendment (highlighted in bold and underlined) is as follows:

*"OUTLINE 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 sq m gross with up to a further 3,500 sq m (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 sq m (gross) floor space within Classes D1 and D2. Neighbourhood centre to provide up to 300 sq m (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 **and an extension to the Northern SANGS ('Northern SANG Extension Area')**, 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.*

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."

As such, it is considered that an NMA (Section 96a) application is the most 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 Parameter Plans and would not result in a material change to the approved drawings allowed under the Hybrid planning permission (Ref. O/2014/2280).

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 1 (Approved Details) of the Hybrid planning permission (Ref. O/2014/2280). As a result, this NMA application seeks to amend the planning application approval to reflect the new drawing references submitted with this NMA application.

Since the original Hybrid planning permission was granted, Crest have submitted a number of Non-Material Amendments (NMA) applications to regularise minor alterations with the Local Planning Authority (LPA). NMA application (Ref: 181443) (Approved 26 June 2018) resulted in an amended set of Parameter Plans being approved for the entire Site.

The approved plans and particulars listed under Condition 1 (Approved Details) on the Decision Notice shall remain unaltered, except to revise the following references:

Approved Document	As Approved By	Revised Document	Consultant
Land Use Parameter Plan (PL06 Rev. L)	NMA Application – 181443 (Approved June 2018)	Land Use Parameter Plan (CRES250532 LUPP.01 Rev. A)	Thrive
Density Parameter Plan (PL08. Rev. J)	NMA Application – 181443 (Approved June 2018)	Density Parameter Plan (CRES250532 DPP.01 Rev. A)	Thrive
Building Storey Heights Parameter Plan (PL09 Rev. P)	NMA Application – 181443 (Approved June 2018)	Building Storey Heights Parameter Plan (CRES250532 SHPP.01 Rev. A)	Thrive
Movement and Access Parameter Plan (PL10 Rev. L)	NMA Application – 181443 (Approved June 2018)	Movement and Access Parameter Plan (CRES250532 MAPP.01 Rev. A)	Thrive
Open Space Parameter Plan (R11 Rev. L)	NMA Application – 181443 (Approved June 2018)	Open Space Parameter Plan (CRES250532 OSP.01 Rev. A)	Thrive

Other documents to be submitted in support of the NMA application for information include:

- Overall Landscape Masterplan (Ref. 14558-SANGX-LS-5004 Rev. P14)
- SANG Extension Landscape Plan (Ref. 14558-SANGX-LS-5002 Ref. P11)

Application Fee

The application fee of **£309** has been paid via the Planning Portal.



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

Yours sincerely

Jude Aggett

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