

PLANNING REF : 261597
PROPERTY ADDRESS : Aum
: Old Forest Road Old Forest Road, Winnersh, Berkshire
: RG41 1HY
SUBMITTED BY : Mrs Neetu Vij
DATE SUBMITTED : 13/08/2026

COMMENTS:

. I object to the Council entering into the proposed Deed of Variation and to the creation of Option B.
First, Option B asks the Council to give up the Community Infrastructure Levy across all fifty-three dwellings while binding only twenty-one. Clause 5.1.9 expressly excludes the other thirty-two from paragraphs 3 and 4 of Part 1 and paragraphs 1 to 7 of Part 2 of Schedule 1, and clause 5.1.13 disapplies Schedule 1 entirely for a mortgagee or receiver of those units. On Wokingham's indexed rates the levy forgone is likely to be between 1.6 million and 2.1 million, of which the neighbourhood portion is due to Winnersh Parish Council. Officers told objectors that "the development will pay notable CIL to the Council to benefit local infrastructure". Please publish the Council's own calculation.
Second, the Green Infrastructure contribution was cut from about 447,000 to about 140,330 a reduction of 306,670 which paragraph 6.12 of the committee report shows was calculated as the difference between the registered provider backed viability position (minus 527,241) and the 100 per cent market position (minus 220,179), a difference of 307,062. That concession was calibrated to the cost of delivering twenty-one affordable homes. Option B removes CIL ability, removes open market sales risk and may attract grant funding, none of which were in the appraisal. Please require an updated Financial Viability Assessment, independently reviewed, and reinstate the Green Infrastructure contribution.
Third, at paragraph 6.14 members were told the agreement "will not make provisions for a cascade mechanism" and that twenty-one affordable homes "will be strictly secured". This application was made seven days after permission was granted. It should not be determined under delegated powers. I ask that it be referred to Planning Committee, and that I be notified before any deed is executed.