

Mr. Benjamin Hindle BA (Hons), Assoc. RTPi
Wokingham Borough Council
Shute End
Wokingham, Berkshire
RG40 1BN



Dear Mr Hindle

Re: Stokes Farm, Binfield Road, Wokingham, Berkshire RG40 5PR

243098/Prior approval submission for the proposed change of use of an agricultural building to 5no. residential dwellings (Use Class C3) with associated works.

Further to Prior Approval given please can we proceed with the preparation and completion of the S106 for SAMM and SANG payment.

Further to the Decision Notice and Report issued on prior approval, the proposed development would result in a net increase of 1 no 1 bedroom dwelling, 2 no 2 bedroom dwellings and 2 no 3 bedroom dwellings within 5km of the SPA which results in a total SANG contribution of £11,049.02.

The proposed development is required to make a contribution towards Strategic Access Management and Monitoring (SAMM) which is also calculated on a per bedroom basis.

Taking account of the per bedroom contributions this results in a total SAMM contribution of £4,215.

The total SPA related financial contribution for this proposal is **£15,264.02**. The applicant agrees to enter into a S106 agreement to secure this contribution prior to occupation of each dwelling. Subject to the completion of the S106 agreement, the proposal would not lead to an adverse effect on the integrity of the SPA and would comply with SEP Saved Policy NRM6, policy CP8 of the Core Strategy, and the NPPF. This will be engaged in outside of the prior approval process in advance of commencement.

Kind regards

Frances Pullan