

Date: 14 May 2026
Application: 252832



WOKINGHAM
BOROUGH COUNCIL

Sharratts (London) LLP

1 The Old Yard
Rectory Lane
Brasted
Kent
TN16 1JP

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Sharratts (London) LLP,

MODIFY/DISCHARGE SECTION 106 DECISION

Application Number: 252832

Site Address: Land To The West Of Trowes Lane, Swallowfield

Proposal: Application to modify a Section 106 Planning Obligation to vary the definition of 'shared ownership dwelling' in the Deed of Undertaking dated 30th November 2017 and the Deed of Variation dated 27th February 2025 relating to planning permissions 162498 and 202845.

The Town & Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992.

I refer to your recent application registered on 11 December 2025 for determination of modifying a planning obligation.

In accordance with the above act, Wokingham Borough Council hereby confirms that the application is **approved** in accordance with the details as stated in the application and the reasons (and any informatives) specified hereunder:

1. The modification is to the S106 to vary the definition of shared ownership dwelling in the Section 106 Agreement dated 30th November 2017 relating to planning permissions 162498 and subsequent variations and reserved matters approved by applications 181130 and 202845. The variation is agreed and therefore acceptable.

Informatives

1. This deed of variation should be read in conjunction with the S106 agreement for the planning permission ref:181130 and S106 Legal Agreement 30th November 2017, with reference to the subsequent

deeds of variation and conditions appended to this decision.

Appeals

If your application has been **refused** by the Borough Council, you have the right to appeal to the Planning Inspectorate (under Section 106B of the Town and Country Planning Act 1990). This must be within six months of the date of this letter (or within 6 months starting at the 8 weeks from the date of request to amend if no decision is issued).

The Planning Inspectorate is an Executive Agency reporting to the Secretary of State for Communities and Local Government. The Inspectorate has an online appeals service with information and guidance about the process. You can submit [full application appeals](#) and [householder application appeals](#) with the new appeals service. [Other application types](#) should be submitted on the current appeal service. Alternatively, you can obtain a form from the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, 0303 444 5000 or through the [Inspectorate's website](#). Please note all documents will be published online by the Planning Inspectorate and therefore you should not include personal information you do not wish to be displayed in this way. This includes personal information of third parties.

If you intend to submit an appeal to be considered as a Public Inquiry you must notify the Local Planning Authority (planning.appeals@wokingham.gov.uk) and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before you submit the appeal.

Yours sincerely,

Development Management