

FAO Planning Department
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

22nd November 2024

Dear Sir/Madam,

Re: Deed of Variation application to modify planning obligations pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended) to planning permission 203544 (Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space at: Land to the West of St Anne's Drive, and South of London Road, Wokingham, RG40 1PB.

1. Introduction

- 1.1. This covering letter has been prepared by Progress Planning on behalf of the applicant in relation to the submission of a Deed of Variation application to modify planning obligations pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended) to planning permission 203544 (Full application for the proposed erection of 54 units (including 19 affordable homes) with associated access road from St Anne's Drive, landscaping and open space at: Land to the West of St Anne's Drive, and South of London Road, Wokingham, RG40 1PB.

2. The Proposal

- 2.1. The proposed modifications to the S106 include:

- Tenure mix and triggers for affordable housing
- Trigger for the delivery of public open space
- Amendments to the extent of adoptable highway

- 2.2. Discussions have been had with the LPA whereby it has been advised that the appropriate route to process these changes would be through an application to modify planning obligations pursuant to Section 106A of the Town and Country Planning Act 1990 (as amended).

Affordable Housing

- 2.3. The LPA advised that Officers would be supportive of an affordable housing scheme which would deliver a 50/50 split between social rent and shared ownership, owing to the specifics of this particular site. The proposed revision provision of affordable housing is as follows:

- Social Rent (10 homes/ 53%)

6 x 1-bed flats
2 x 2-bed houses
2 x 3-bed houses

- Shared Ownership (9 homes/ 47%)

3 x 2-bed flats
4 x 2-bed houses
2 x 3-bed houses

- 2.4. LPA Officers have advised that the Council would be supportive of the proposed tenure split and note there are not proposed changes to the number of bedrooms via the approved scheme, therefore there would be no implications in terms of SANG and SAMM requirements on this basis.

Public Open Space

- 2.5. Regarding the trigger for the delivery of the public open space, this has been discussed with the LPA as the location of this is by the affordable housing on the site. It has been suggested that an alternative is put forward in the drafting for the Council to review. It has been proposed that the trigger will be at the latest 3 months after the sale of the final unit. This has been included within the draft S106 agreement, submitted with this application.

Adoptable Highway

- 2.6. The amends to the extent of the adoptable road have also been discussed with LPA Officers extensively. A combined S38/278 legal agreement is underway and technical approval of the proposed drawings has been received. As such, the proposed drawings for the revised extent of the road to be adopted has been agreed. This is a minor element of the S106 agreement; however, the plans are required to be updated to reflect this amendment.

3. Conclusion

- 3.1. The proposed amendments to the S106 have been discussed with LPA Officers and are therefore reflected within this proposed application for a Deed of Variation. I trust that this is acceptable for registration.
- 3.2. If any further assistance is required, please do not hesitate to contact us.

Yours sincerely,



Vicki Battimelli
Senior Planner
Progress Planning