

Date: 12 May 2025
Application: 250974



**WOKINGHAM
BOROUGH COUNCIL**

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Discharge S106 Obligation Consultation

Application Number: 250974

Applicant: Jonny Denton

Site Address: Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ

Parish: Sonning

Grid Reference: Easting - 476382, Northing - 174689

Type of Development:

Proposal: Application to modify a Section 106 Planning Obligation to modify the requirements for the on-site affordable housing in the Section 106 Agreement dated 19.06.2017 relating to planning consent 161529 approved on 02.07.2018 (as allowed by appeal APP/X0360/W/17/3167142) and planning consent 200951 dated 16.12.2020.

Case Officer: Connie Davis

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 250974. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Julia Charter Senior Strategy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	250974
Address:	Sonning Golf Club, Duffield Road, Woodley, RG4 6GJ.		
Proposal:	Application to modify a Section 106 Planning Obligation to modify the requirements for the on-site affordable housing in the Section 106 Agreement dated 19.06.2017 relating to planning consent 161529 approved on 02.07.2018 (as allowed by appeal APP/X0360/W/17/3167142) and planning consent 200951 dated 16.12.2020.		
Type of Development:	See above		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☐ No comment
☐ No objection
☐ No objection subject to conditions (and reasons) **stated below**
☒ Request further information before determination as **stated below**
☐ Objection due to the reason(s) **stated below**

Comments On Proposal

We note that offers have been received from some preferred registered providers. (RP) Our strong preference is for on-site delivery of affordable homes, given this, we would request that a viability assessment is undertaken by an independent assessor on the RP's offers at the developer's expense.

Conditions & Reasons (if required)

Please see above.

Date:	6 th June 2025	Signed:	Julia Charter
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