

Date: 14 July 2026
Application: 260204



**WOKINGHAM
BOROUGH COUNCIL**

JSA Architects Frances Pullan
JSA Architects Ltd
Middle Shop
Waltham Road
Maidenhead
SL6 3NH

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear JSA Architects Frances Pullan,

**SUBMISSION OF DETAILS TO COMPLY WITH INFORMATIVE 2 OF PLANNING
PERMISSION 243098.**

Application Number: 260204

Applicant Name: Mr & Mrs S Baker

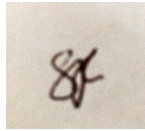
Site Address: Stokes Farm, Binfield Road, Binfield, Wokingham, RG40 5PR

Proposal: Application for submission of details to comply with the Habitats Regulations 2017 following consent of planning approval 243098 dated 12.02.25 to seek to enter into a s106 legal agreement S106 to provide SANG and SAMM mitigation.

- This letter provides written approval under the Habitats Regulations 2017. A S106 Agreement has been signed and dated by all parties involved. This meets the terms of the informative 2 (SANG & SAMM mitigation).
- No details have been submitted so far in relation to condition 4 – Parking (prior to occupation). These will need to be submitted in accordance with the timescales set out by the condition wording.
- No details have been submitted so far in relation to condition 5 – Bin Stores (prior to occupation). These will need to be submitted in accordance with the timescales set out by the condition wording.
- No details have been submitted so far in relation to condition 6 – Cycle Stores (prior to occupation). These will need to be submitted in accordance with the timescales set out by the condition wording.
- No details have been submitted so far in relation to condition 7 – Plant Rooms (prior to occupation). These will need to be submitted in accordance with the timescales set out by the condition wording.

Yours sincerely,
Development Management & Compliance

Authorised by:



Informative No. 2 (SANG & SMM mitigation)	Deed of Agreement to Provide Obligations pursuant to Section 106 of the Town and Country Act 1990 and Section 111 Local Government Act 1972, Wokingham Borough Council and Sophie Jane Baker and Simon James Barker, Legal Ref: 34000002/570, signed and dated 02/07/2026.	2 July 2026
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