

Date: 29 January 2025
Application: 243082



**WOKINGHAM
BOROUGH COUNCIL**

Mr Peter Home
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Winchester
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Development Management &
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Dear Mr Peter Home,

MODIFY/DISCHARGE SECTION 106 DECISION

Application Number: 243082

Site Address: Land at 171 Evendons Lane, Wokingham, RG41 4EH

Proposal: Application to modify planning obligation within the Section 106 Legal Agreement dated 7th November 2024 in relation to planning permission 231351. The proposed modification is an amendment to the plan attached to the deed in order to provide greater clarity in respect of the associated BNG.

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

I refer to your recent application registered on 12 December 2024 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 to the S106 in substituting plan 232023/SL01 Revision B with 232023/SL01 Revision C to remove Rosary Cottage

from the intended area of Biodiversity Net Gain provision, would not hinder the applicant's ability to comply with any planning obligations or conditions appended to application 231351. The variation is therefore acceptable.

Informatives

1. This deed of variation should be read in conjunction with the S106 agreement for the planning permission ref: 231351 dated 07.11.2024 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