

Date: 21 July 2026
Application: 250974



WOKINGHAM
BOROUGH COUNCIL

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Development Management &
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Dear Jonny Denton,

MODIFY/DISCHARGE SECTION 106 DECISION

Application Number: 250974

Site 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.

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

I refer to your recent application registered on 7 May 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 replace the on and off-site affordable

housing obligations detailed in Schedule 1 of the s106 agreement of planning permission 161529 (supplemented by a deed of variation in relation to permission ref. 200951) with a late stage viability review mechanism. This is following the scheme demonstrating it would not be viable to provide the policy compliant affordable housing

as required by the obligation. The variation is agreed and therefore acceptable.

Informatives

1. This Deed of Variation should be read in conjunction with the S106 agreement and deed of variation associated with permissions refs. 161529 and 200951.

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