

Our Ref: 333101202/A3/LD

30th April 2025

██████████
Development Management,
Wokingham Borough Council,
PO Box 157,
Shute End,
Wokingham,
RG40 1WR

Dear ██████████

**APPLICATION TO MODIFY A SECTION S106 PLANNING OBLIGATION IN RELATION TO
PLANNING APPLICATION REFERENCE: 230208
LAND OFF WATMORE LANE, WINNERSH, WOKINGHAM**

Further to recent discussions, and the approval of the Non Material Amendment (Section 96a) application reference 250640 in relation to the Land off Watmore Lane, Winnersh, on 14th April 2025, I write on behalf of our Client, Taylor Wimpey Strategic Land (Taylor Wimpey UK Limited) to formally set out our request to modify the Section 106 agreement dated 27th February 2024 pursuant to planning permission 230208 (Wokingham Borough Council reference).

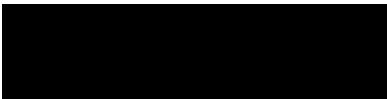
As per Section 106A of the Town and Country Planning Act 1990, as the Section 106 Agreement in this instance is less than five years old, the planning obligation may be modified by agreement between the authority by whom the obligation is enforceable and the person or persons against whom the obligation is enforceable. As such a proposed Deed of Variation (DoV) has been submitted for the consideration of Wokingham Borough Council (WBC). Schedule 1 of the proposed DoV sets out the proposed modifications to the planning obligations set out in the Section 106 Agreement. For the avoidance of any doubt, the DoV would be supplemental to the Section 106 Agreement dated 27th February 2024 which would remain unchanged save for the variations set out in the draft DoV.

The application to modify the Section 106 Agreement and proposed DoV is for completeness to ensure consistency with the approved alterations to conditions 2, 4, 6, 7, 8, 9, 10, 12, 13, 14, 15, 16, 17 and 19 under Section 96a application 250640 (WBC planning reference). This application enabled the phasing of the development approved under outline planning application 230208, and as such the Section 106 Agreement is required to be modified accordingly to allow the appropriate application of the planning obligations to phases of the development. The DoV does not seek to amend the scope or nature of the planning obligations previously agreed but is proposed to ensure that the wording is modified to reflect the phasing of the development.

We have previously discussed the need for the DoV in the context of the associated Section 96a application referred to above, and it has been agreed that this is required. As per WBC requirements for this type of request, an application form, certificates and location plan have been submitted directly to WBC. The Section 106 Agreement dated 27th February 2024 is also submitted for reference. The planning application fee will be paid direct to the Council.

We trust the Council has sufficient information to register and determine the enclosed submission to modify a Section 106 planning obligation and look forward to receiving written confirmation of this shortly. In the meantime, if you require any additional information, please do not hesitate to contact me.

Yours sincerely


LILLIAN DUFFIELD
SENIOR Planner
on behalf of Stantec UK Ltd

Encls:

Application Form
Proposed Deed of Variation
Section 106 Agreement dated 27th February 2024
Certificates
Location Plan