

29th May 2026



ELSTREELAND

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Sent by email to: development.control@wokingham.gov.uk and Kieran.neuman@wokingham.gov.uk

FAO Kieran Neumann

**PLANNING APPLICATION REF. 251421: LAND AT OLD FOREST ROAD, WOKINGHAM
APPLICATION TO MODIFY A S106 AGREEMENT**

I write further to the grant of planning permission ref. 251421 on land at Old Forest Road, Wokingham and being the following development:

Full application for erection of 53no. dwellings with associated landscaping, parking, drainage, open space and other associated works

The application was approved on 22nd May 2026 and was accompanied by a Legal Agreement of the same date which secured various planning obligations under S106 of the Town and Country Planning Act 1990 and Section 111 of the Local Government Act 1972.

Prior to and since the grant of planning permission, discussions have taken place between the Applicant, Wokingham Borough Council and the Preferred Registered Provider to discuss the potential to deliver the scheme either as a mix of market and affordable housing (32 and 21 dwellings respectively), or as wholly affordable housing. As such we hereby submit a an application to modify the Legal Agreement via a Deed of Variation which makes provision for either scenario.

Accordingly, please find enclosed:

- Completed application form;
- Site Location Plan identifying the site to which obligation relates; and
- Draft Deed of Variation to the S106 Agreement.

We would be grateful if you could register this application and advise of the relevant fee at your earliest opportunity. In the meantime if you have any queries please don't hesitate to contact me.

Yours faithfully,

Daniel Bradbury
Director, Elstree Land