

Date: 14 October 2025
Application: 252204



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge S106 Obligation Consultation

Application Number: 252204

Applicant: Hicks Development Ltd

Site Address: Land To West Of Park Lane, Charvil, RG10 9TS

Parish:

Grid Reference: Easting - , Northing -

Type of Development:

Proposal: Application to modify planning obligation within the Section 106 Legal Agreement dated 05/05/2025 in relation to planning permission 232704. The proposed modifications concern clarifying each signatory's responsibility with respect to reptile translocation as well as the provision of supplemental text with respect to affordable housing.

Case Officer: Benjamin Hindle

Development Management has received the above application, and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 252204. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **4 November 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252204
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Proposal:	Application to modify planning obligation within the Section 106 Legal Agreement dated 05/05/2025 in relation to planning permission 232704. The proposed modifications concern clarifying each signatory's responsibility with respect to reptile translocation as well as the provision of supplemental text with respect to affordable housing.		
Type of Development:			
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☒ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☐ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed the proposed modifications to the Section 106 Agreement relating to reptile translocation responsibilities and supplemental text concerning affordable housing provision.

The changes are administrative/clarificatory in nature and do not alter the physical development, site layout, or operational impacts previously assessed under planning permission 232704. As such, the amendments raise no additional environmental health concerns regarding noise, air quality, contamination, or amenity.

Environmental Health has no objection to the proposed S106 modifications.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	1/12/25	Signed:	O.Obi
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