

Heads of Terms

Outline Application for 63 new homes on land at Stanbury House, Spencers Wood

1. The applicant recognises that it will be necessary to enter into an agreement under Section 106 of the Town & Country Planning Act to secure relevant planning obligations to mitigate the impacts of the development and deliver associated benefits.
2. As Wokingham Borough has adopted a CIL charging system, general contributions towards education provision, public transport, sports and recreation etc. will be secured through that mechanism.
3. The following elements would be secured through a legal agreement:
 - a. The provision of 50% of the proposed units as affordable housing
 - b. The linking of the proposed development to the provision of Suitable Alternative Natural Greenspace (SANG) to the west of the site. The SANG would be provided prior to the occupation of any of the proposed new homes.
 - c. Employment Skills Plan or Contribution
 - d. Biodiversity Net Gain.¹

¹ Some Offsite BNG mitigation is required in the form of credit purchase. This can be dealt with through imposition of the standard BNG condition but the applicant has no objection to this being included as part of the S106 if deemed necessary by the Council.