

DISCHARGE S106 OBLIGATION **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 7 September 2026

Application Number: 261614

Location: Land North Of Reading Road, Arborfield

Proposal: Application to modify planning obligation within the Section 106 Legal Agreement dated 08/04/2026 in relation to planning permission 243099 (APP/X0360/W/25/3371069). The proposed modification relates to the Off-Site Sports Contribution. Within the Relevant Period.

Recommendation: Approve

Conditions and/or Reasons

1. This Deed of Variation has been assessed in accordance with Section 106A of the Town and Country Planning Act 1990 (as amended). The planning obligations contained in Section 106 Unilateral Undertaking dated 8th April 2026 for the application ref: 243099 (appeal reference APP/X0360/W/25/3371069), which are subject to the provisions of the Appeal Decision Notice, continue to serve a useful planning purpose.

Having regard to the statutory tests in s106A(6), the Council is satisfied that:

- the obligations continue to serve a useful purpose, and
- they would serve that purpose equally well with the modifications proposed.

The Deed of Variation does not materially change the substance, scale, purpose or enforceability of the original obligations. No material changes in policy or site circumstances have arisen that would justify requiring the obligations to remain unmodified. The modification is therefore appropriate under the statutory framework.

Informatives

1. This Deed of Variation should be read in conjunction with the Section 106 legal agreement dated 8th April 2026 and Section 106 unilateral undertaking dated 8th April 2026 in respect of an application ref: 243099 (APP/X0360/W/25/3371069).

BJC

Recommendation and conditions/reasons agreed:

Date: 02.09.26

REMEMBER - The earliest date for a decision on this application is: **5 August 2026**