

Date: 2 August 2024
Application: 241567



**WOKINGHAM
BOROUGH COUNCIL**

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 241567

Applicant: .

Site Address: Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 479637, Northing - 162696

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.

Case Officer: Adriana González

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 241567. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Samuel Watt Senior Strategy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	241567
Address:	Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS.		
Proposal:	Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.		
Type of Development:	Major Dwellings (10+)		
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 find below recommendations in respect of affordable housing on this site. It is acknowledged that a proposal for a 70% affordable housing contribution has been submitted and so comment will be made on both a policy compliant 40% contribution and the 70% contribution proposed.

The threshold for affordable housing is 5 dwellings or more for residential sites of 0.16 hectares or larger. The site exceeds this threshold and therefore there is a requirement for the provision of affordable housing. To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 40% of the total number of units (net) should be provided as affordable housing. This equates to 16 dwellings of the proposed 40 dwellings.

The Council's preference is for onsite affordable housing in the first instance, with a 70:25:5 Social Rent: First Homes: Shared Ownership housing tenure split in line with our policy. Therefore, we would expect to see a tenure split of 11 x Social Rent, 4 x First Homes and 1 x Shared Ownership for a 40% contribution.

We would request the following dwelling mix, supported by the Affordable Housing SPD, which is slightly variant to the proposed dwelling mix:

- 3 x 1-bed apartments (20%)
- 2 x 2-bed apartments (15%)
- 5 x 2-bed houses (30%)
- 3 x 3-bed houses (20%)
- 3 x 4-bed houses (15%)

For a 70% affordable housing contribution, we would need to see the additional to policy affordable housing meet our priority groups, as well as a tenure and dwelling mix in line with our Affordable Housing SPD. A fully policy compliant 70% contribution would look like this:

Policy + Additional Tenure Mix:

- 70% - Social Rent – 20
- 25% First Homes – 7
- 5% Shared Ownership – 1

Policy + Additional Dwelling Mix:

- 20% 1 bedroom flats – 5
- 15% 2 bedroom flats – 4
- 30% 2 bedroom houses – 8
- 20% 3 bedroom houses – 6
- 15% 4 + bedroom houses – 5

It is acknowledged that the proposed 70% affordable housing contribution is as below. This is acceptable given the prevalence of 3-bed housing despite not meeting the 15% policy compliant figure for 4-bed housing. To help mitigate this, it is requested that 1 of the 3-bed houses is swapped for a 4-bed house.

All affordable housing dwellings should be built in accordance with the standards requirements and latest guidance issued by Homes England and/or the Regulator of Social Housing, meet the national space standards and conform to building regulation M4(2) (or any other applicable regulation) to ensure the provision of lifetime homes which are adaptable to varying needs. We request that the affordable housing is pepper potted across the site to support community development and housing management.

The affordable units should be transferred to the Council's Local Housing Company (Loddon Homes) or one of the Council's preferred Registered Provider (RP) partners for a price that will enable the RP or Local Housing Company to deliver the affordable housing without the need for public subsidy.

Please let me know if you require any further information.

Conditions & Reasons (if required)

As above.

Date:	23.08.2024	Signed:	Swatt
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