

**Date:** 16 June 2025  
**Application:** 251268



**WOKINGHAM  
BOROUGH COUNCIL**

WBC Economic Prosperity & Place  
(Community Infrastructure)

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

**Full Planning Approval Consultation**

**Application Number:** 251268

**Applicant:** Hall Hunter Partnership

**Site Address:** Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ

**Parish:** Wargrave

**Grid Reference:** Easting - 478294, Northing - 177653

**Type of Development:** Other Change of Use

**Proposal:** (retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm.

**Case Officer:** Kieran Neumann

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 251268. 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

|                             |                                                                                                                                                                                             |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Julia Charter<br>Senior Strategy Officer                                                                                                                                                    |                |        |
| <b>Service</b>              | WBC Economic Prosperity & Place (Community Infrastructure)                                                                                                                                  | <b>App No:</b> | 251268 |
| <b>Address:</b>             | Goffs Barn, Wargrave Road, Wargrave, Wokingham, RG10 8DJ.                                                                                                                                   |                |        |
| <b>Proposal:</b>            | (retrospective) Change of use of agricultural land to a use comprising the siting of 10 mobile homes for residential occupation by agricultural workers in connection with Sheeplands Farm. |                |        |
| <b>Type of Development:</b> | Other Change of Use                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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

The threshold for affordable housing is 5 dwellings or more on 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 4 units for this proposal. Due to the site location and nature of the dwellings, the practical means of delivery for the affordable housing is through a commuted sum.

As per Clause 5.4 of the Affordable Housing SPD, this site qualifies for an affordable housing contribution as it is previously developed land and a modest and limited development location site, and greater than 5 additional dwellings.

Due to the scale and location of the proposals we would support a commuted sum, in lieu of 4 onsite affordable housing units.

The calculation of the commuted sum, in accordance with the Affordable Housing SPD, has been calculated as £360,120.38 index-linked towards affordable housing in the borough.

#### **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.

|              |                              |                |               |
|--------------|------------------------------|----------------|---------------|
| <b>Date:</b> | 7 <sup>th</sup> July<br>2025 | <b>Signed:</b> | Julia Charter |
|--------------|------------------------------|----------------|---------------|