

Date: 7 July 2025
Application: 251263



WOKINGHAM
BOROUGH COUNCIL

SDL Economic Prosperity and Place
(Community infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Economic Prosperity and Place (Community infrastructure),

Approval of Reserved Matters Consultation

Application Number: 251263

Applicant: Countryside Properties (UK) Ltd

Site Address: Parcel 6, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476779, Northing - 164213

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

Case Officer: Nick Chancellor

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 251263. 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:	Julia Charter Senior Strategy Officer		
Service	SDL Economic Prosperity and Place (Community infrastructure)	App No:	251263
Address:	Parcel 6, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 140 dwellings, together with associated internal access roads, parking, landscaping, footpath and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.		
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

The threshold for affordable housing within the SDL site is 5 dwellings or more for residential sites of 0.16 hectares or larger. As the site exceeds this threshold, there is a requirement for the provision of affordable housing.

To meet the requirements of Policy CP5 of the Core Strategy, a minimum of 35% of the total number of units (net) should be provided as affordable housing. This equates to 49 units of affordable housing out of the 140 homes in parcel 6.

The table overleaf is the proposed tenure and bedroom mix provided by the developer. These proposals broadly reflect previous affordable housing distribution discussions for Finchwood parcel 6,11,12 and 13, and WBC Affordable SPD 2013 policy.

Unit Type	Social Rent	Affordable rent	Shared Ownership	Total	% Parcel	SPD
1 Bed, 2person flat	13	2	0	15	31%	20%
2 Bed, 3person flat	6	6	0	12	24%	15%
2 Bed, 4 person house	4	0	3	7	14%	30%
3 Bed, 5 person house	4	0	5	9	18%	20%
4 Bed, 6 person house	2	0	4	6	12%	15%
Total	29 (59%)	8 (16%)	12 (24%)	49	99%	

Parcel 6 Tenure Split

31% Social Rent (SR)

24% Shared Ownership (SO)

16% Affordable Rent (AR)

The above tenure split support the combined tenure split across parcels 6,11,12 and 13 of Finchwood. (As way of a reminder the combined totals are below)

Combined tenure split (parcel 6,11,12 and 13)

125 to be affordable homes (35% = 124.9)

- 72 Social Rent (58% = 72.47)
- 15 Affordable Rent (12% = 14.99)
- 38 Shared Ownership (30% = 37.48)

I note that the planning statement submitted with the application shows 10 of the market plots to be M4(2) and 5 of the affordable plots. This is in line with the requirement of Condition 50 which requires 10% of the market and 10% of the affordable dwellings to be built to "lifetime homes" standards or M4(2) standards.

The council fully support the delivery of M4(2) standards in some of the homes. We would also request the Affordable rent units are for Specialist housing and are in clusters of one bedroomed flats. We would prefer any ground floor specialist flats are built to M4 (3) standard.

We would also request that the larger affordable homes (3+ bedrooms) are for social rent.

All affordable housing units 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.

Please note: our shared ownership model is for a 35% minimum equity share on initial purchase and rent capped on the unsold equity at 1.5% per annum.

The affordable units should be transferred to the Council's Local Housing Company (Loddon Housing Limited) 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.

Conditions & Reasons (if required)

Please see above.

Date:	7 th July 2025	Signed:	Julia Charter
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