

Date: 21 January 2026
Application: 253110



WOKINGHAM
BOROUGH COUNCIL

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 253110

Applicant: Mr Courtney Algar

Site Address: Brunningshams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ

Parish: Finchampstead

Grid Reference: Easting - 480805, Northing - 164356

Type of Development: Minor Dwellings (1-9)

Proposal: Full planning application for the proposed erection of seven two- storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping.

Case Officer: James Fuller

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 253110. 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 requested from the case officer.

Your observations are required in respect of this application by **11 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Julia Charter Senior Strategy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	253110
Address:	Brunningshams Farm, Heath Ride, Finchampstead, Wokingham, RG40 3QJ.		
Proposal:	Full planning application for the proposed erection of seven two-storey dwelling houses with a central access road, associated parking, landscaping and ancillary works, following the demolition of existing workshops and light industrial buildings and the clearance of associated hardstanding and landscaping.		
Type of Development:	Minor Dwellings (1-9)		
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 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. No provision has been made.

To meet the requirements of Policy CP5 of the Core Strategy, the site is classified as being outside development location so a minimum of 40% of the total number of units (net) should be provided as affordable housing. Given the proposals are to build 8 dwellings this equates to 3.2 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.

The calculation of the commuted sum would be undertaken in accordance with the Affordable Housing SPD, 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.

Date:

24th
March
2026

Signed:

Julia Charter