

Date: 8 November 2024
Application: 241524 & 241962



WOKINGHAM
BOROUGH COUNCIL

SDL Economic Prosperity and Place
(Community infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear SDL Economic Prosperity and Place (Community infrastructure),

Approval of Reserved Matters Consultation

Application Number: 241524

Applicant: The Owner and/or Occupier

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476540, Northing - 164178

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered.

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 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.

Case Officer: Joanna Carter

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 241524. 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:	Alison Smithen Housing Partnerships and Projects Officer		
Service	SDL Economic Prosperity and Place (Community infrastructure)	App No:	241524 & 241962
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for the approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by s.73 planning permission 181194, dated 14/11/2018). The Reserved Matters comprise details of 185 dwellings across Parcels P4 and P5, access via Wheat Street and Sheerlands Road, associated internal roads, parking, landscaping, footpaths, cycle ways and sustainable urban drainage systems (SuDS). Details of access, appearance, landscaping, layout and scale to be considered. 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 18 no. dwellings, commercial floorspace (Use Class E) and public open space within the Neighbourhood Centre parcel together with associated access, parking, drainage and play infrastructure. Details of access, appearance, landscaping, layout and scale to be considered.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	Yes/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 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 35% of the total number of units (net) should be provided as affordable housing.

Parcels 4 & 5 are being assessed in conjunction with planning number 241962 (Neighbourhood Centre). The Council have agreed that 73 units are required in total (185 units in Parcels 4 & 5 and 18 units in the Neighbourhood Centre totals 203. 35% = 72 units. Due to a shortfall in Parcel 10 of one unit this will be delivered via Parcel 4/5/NC. Tenure and dwelling split required below:

Social Rent

1 BF x 6

2BF x 6

2BH x 13

3BH x 4 – we would require one of these to be M4(3) compliant

3BH x 4 - we would require one of these to be M4(3) compliant

Affordable Rent (Neighbourhood Centre) – over shops

1BF x 9

2BF x 9

Shared Ownership:

2BH x 8

3BH x 7

4BH x 7

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 and conform to building regulation M4(2) and M4(3) for units identified above (or any other applicable regulation) to ensure the provision of lifetime homes which are adaptable to varying needs.

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 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:	28/11/2024	Signed:	A Smithen
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