

Date: 19 May 2025
Application: 250931



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: 250931

Applicant: N/A

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

Parish: Finchampstead

Grid Reference: Easting - 477422, Northing - 164345

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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths 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 250931. 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:	250931
Address:	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 161 dwellings within parcels P11, P12a & P12b together with associated internal access roads, parking, landscaping, footpaths 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:	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

As agreed in consultation with the Planning Team, Strategic Housing and the Developer, this mix is acceptable as we require the delivery of the affordable housing to adhere to the SPD affordable housing mix across parcels 6,11,12 and 13 in total.

161 Homes in total
56 to be affordable (35%)

- 30 Social Rent
- 6 Affordable Rent
- 20 Shared Ownership

Type	Social Rent	Affordable Rent	Shared Ownership	Total	% Parcel	SPD
1 bed flat	0	0	0	0	0	20%
2 bed flat	0	6	0	6	11	15%
2 bed house	17	0	7	24	43	30%
3 bed house	11	0	10	21	37	20%
4 bed house	2	0	3	5	9	15%
Total	30	6	20	56	100%	100%

17 no. M4(2) units will be distributed across tenures within this parcel. This corresponds to approximately 10% of the dwellings within this phase – this is compliant with planning condition 50 on the outline consent - M4(2) taken to be broadly equivalent to Lifetime Homes.

All affordable housing dwellings should be built in accordance with the standard requirements and latest guidance issued by Homes England and/or the Regulator of Social Housing and meet the national space standards and conform to building (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.

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:	22/05/2025	Signed:	A Smithen
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