

Date: 5 March 2025
Application: 250496



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),

Discharge of condition Consultation

Application Number: 250496

Applicant: C/O Agent

Site Address: Land at Phase 2b of the South Wokingham SDL, Wokingham, Berkshire

Parish: Wokingham Without

Grid Reference: Easting - 482456, Northing - 167654

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 191068 dated 19/07/2024. Condition 3 relates to phasing.

Case Officer: Emy Circuit

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 250496. 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:	Jay Rumboldt Strategic Housing Policy Officer		
Service	SDL Economic Prosperity and Place (Community infrastructure)	App No:	250496
Address:	Land at Phase 2b of the South Wokingham SDL, Wokingham, Berkshire.		
Proposal:	Application for submission of details to comply with the condition of planning consent 191068 dated 19/07/2024. Condition 3 relates to phasing.		
Type of Development:			
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 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. This equates to 504 dwellings of the proposed 1,434 dwellings in Phase 2b. The Council's preference is for onsite affordable housing in the first instance, with a 70:30 Social Rent: Shared Ownership housing tenure split in line with our policy. 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.

To reflect Affordable Housing policy the tenure mix should be as follows:

Social Housing Tenure Mix (Phase 2b overall):

- *Social and Affordable rent (70%)* : *with minimum occupancy level*
 - 1b/2p bed flat: 116

- 2b/3p bed flat: 38
- 2b/4p bed house: 127
- 3b/5p bed house: 64
- 4b/6p bed house: 7
- **Total: 352**

- **Shared Ownership (30%):**

- 1b/2p bed flat: 9
- 2b/3p bed flat: 2
- 2b/4p bed house: 73
- 3b/5p bed house: 55
- 4b/6p bed house: 13
- **Total: 152**

We would request the Affordable rent units are for Specialist housing and are in clusters of 6 one bed roomed flats, and any ground floor flats are built to M4 (3) standard.

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 and meet the national space standards.

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)

As aforementioned.

The Council requests that the percentage of affordable housing reflects the agreed S106, and that the Affordable rented units are 1bed, 2 person flats for Specialist housing to reflect local housing need.

Date:	29/05/2025	Signed:	 JAY RUMBOLDT
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