

Date: 11 December 2024
Application: 243099



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),

Outline Planning Approval Consultation

Application Number: 243099

Applicant: The Owner and/or Occupier

Site Address: Land North Of Reading Road, Arborfield

Parish: Arborfield and Newland

Grid Reference: Easting - 475510, Northing - 167508

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)

Case Officer: Mark Croucher

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 243099. 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	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	243099
Address:	Land North Of Reading Road, Arborfield.		
Proposal:	Outline application for the proposed erection of up to 111 no. dwellings with associated works, parking, landscaping, publicly accessible open space and access from Reading Road. (All matters reserved except for means of access.)		
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 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 40% of the total number of units (net) should be provided as affordable housing. This equates to 44 units of the 111 dwellings proposed.

The Council's preference is for onsite affordable housing. We request a tenure split of:

Policy Tenure Mix:

70% - Social Rent – 31

25% - First Homes - 11

5% - Shared Ownership – 2

We would like to see a mix of affordable units meeting our policy and affordable housing SPD requirements

Policy Mix

9 x 1 bed apartments / maisonettes

7 x 2 bed apartments / maisonettes

12 x 2 bed houses

9 x 3 bed houses

7 x 4 bed houses

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) (or any other applicable regulation) to ensure the provision of lifetime homes which are adaptable to varying needs.

We would request that the 4-bed houses are built to building regulation M4(3) standard as there is significant need for this provision in the Borough.

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:

21/01/2025

Signed:

A Smithen