

Date: 22 July 2025
Application: 251486



**WOKINGHAM
BOROUGH COUNCIL**

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 251486

Applicant: Mr T Northey

Site Address: Land west of Edney's Hill, Barkham Road, Barkham

Parish: Barkham

Grid Reference: Easting - 478470, Northing - 167162

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.

Case Officer: Connie Davis

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 251486. 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:	251486
Address:	Land west of Edney's Hill, Barkham Road, Barkham.		
Proposal:	Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.		
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 outside of the Development Location on previously developed land 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 6.4 units. The developer has agreed to 6 units and 0.4 commuted sum.

The 0.4 commuted sum equates to £113,574.36.

The scheme proposal is:

- 1 x 1 bed flats
- 2 x 2 bed flats
- 2 x 2 bed houses
- 1 x 3 bed house

As the Council will not accept mixed tenure blocks of flats, it is unlikely that 1 x 1 bed flat and 2 x 2 bed flats would make up a block, therefore we would prefer

additional houses or potentially 2 x 1 bed maisonettes instead of flats plus an additional 3 bedroom house.

We appreciate that the mix we are proposing is not 100% policy compliant, however this would be a more acceptable mix if maisonettes are provided in place of flats with an additional 3 bedroom house:

- 2 x 1 bed maisonettes
- 2 x 2 bed houses
- 2 x 3 bed houses

The tenure mix required is 70% SR and 30% Shared Ownership:

- Social Rent x 4
- Shared Ownership x 2

All affordable housing dwellings 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.

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:	22.07.2025	Signed:	A Smithen
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