

Date: 11 July 2025
Application: 250267



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),

Full Planning Approval Consultation

Application Number: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Major All other developments

Proposal: Demolition of the existing dwelling and material change of use of land as an extension to Victoria Gardens Residential Park Home Estate for the siting of 31 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 250267.

The new details are as follows: **The proposal has been reduced from 35 park homes to 31 park homes. Revised technical documents relating to ecology, trees / landscaping, drainage / flooding and highways have been received to reflect the change in layout**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Connie Davis.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Julia Charter Senior Strategy Officer	To (Case Officer):	Connie Davis
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	250267
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Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.
- ☒ No objection subject to conditions (and reasons) **stated below**

Comments On Proposal

The threshold for affordable housing is 5 dwellings or more on 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 12 units for this proposal. Due to the site location and nature of the dwellings, the practical means of delivery for the affordable housing is through a commuted sum.

The calculation of the commuted sum, in accordance with the Affordable Housing SPD, has been calculated as **£1,385,730.58** index-linked towards affordable housing in the borough.

I note that the previous application for this site requested a lower commuted sum for a greater number of park homes. On reviewing the application further, park homes

are not liable for Community Infrastructure Levy,(CIL) under the CIL regulations 2010, so the commuted sum stated in this document now reflects no CIL deductions.

Conditions & Reasons (if required)

Please see above.

Date:	15 th July 2025	Signed:	Julia Charter
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