

DELEGATED OFFICER REPORT



WOKINGHAM
BOROUGH COUNCIL

Application Number:	252832
Site Address:	Land To The West Of Trowes Lane, Swallowfield
Expiry Date:	15 May 2026
Proposal: Application to modify a Section 106 Planning Obligation to vary the definition of 'shared ownership dwelling' in the Deed of Undertaking dated 30th November 2017 and the Deed of Variation dated 27th February 2025 relating to planning permissions 162498 and 202845.	

PLANNING HISTORY

Application No.	Description	Decision & Date
202845	Application for the approval of reserved matters pursuant to outline planning consent 181130 for the proposed erection of 20 dwellings with associated access, parking, open space and landscaping. Details of Layout, Appearance, Landscaping and Scale to be determined.	Approved: June 2021

APPRAISAL

Site Description: The site comprises of two distinct parts – a grassed track, which leads from the entrance off Trowes Lane to the main section of the site and is bounded to the north and south by the curtilages of residential property, Brambles to the north and Summerview to the south; and, the main section of the site, which had previously comprised for the most part of a grassed field, with a copse and ephemeral pond in its southwestern corner. The southern boundary of the main section is delineated by a row of conifers beyond which lies agricultural land and open countryside. The site is bound by existing residential properties on north and east with two residential properties and open countryside beyond occupying western boundary.

Development on the site has begun and the site is currently a construction zone.

Assessment: The principle of development for the proposed erection of up to 20 dwellings on this site was established under the appeal approval for the outline application 162498, variation application 181130 and approved Reserved Matters 202845. There has been no change in site circumstances or policy that would warrant a different conclusion being reached on the principle of development.

This application is to modify a Section 106 Planning Obligation to vary the definition of shared ownership dwelling in the Section 106 Agreement dated 30th November 2017, so that the standard Homes England shared ownership lease and requirements can be applied rather than the council's shared ownership policy.

The council's Affordable Housing Team have reviewed the Deed of Variation and are satisfied with the amendments. It does not change to the delivery of affordable housing on the site and complies with the relevant development plan policies set out above.

The variation is therefore agreed and does not conflict with the permission granted.

The Public Sector Equality Duty (Equality Act 2010): In determining this application the Council is required to have due regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation. There is no indication or evidence (including from consultation on the application) that persons with protected characteristics as identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application and there would be no significant adverse impacts as a result of the development.

RECOMMENDATION	
Conditions agreed:	Not required
Recommendation:	Approve
Date:	6 May 2026
Earliest date for decision:	5 January 2026

Recommendation agreed by: (Authorised Officer)	
Date:	6 May 2026

PLANNING CONSTRAINTS/STATUS

- *Not relevant*