

Date: 25 June 2025
Application: 251457



WOKINGHAM
BOROUGH COUNCIL

SDL Economic Prosperity and Place
(Community infrastructure)

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Economic Prosperity and Place (Community infrastructure),

Approval of Reserved Matters Consultation

Application Number: 251457

Applicant: Miss Kristina King

Site Address: Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 476850, Northing - 164622

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.

Case Officer: Adriana González

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 251457. 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	SDL Economic Prosperity and Place (Community infrastructure)	App No:	251457
Address:	Parcel 8, Finchwood Park, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2179 (as varied by 181194, dated 14/11/2018). The Reserved Matters comprise details of 37 dwellings, together with associated internal access roads, parking and landscaping. Details of access, appearance, landscaping, layout and scale to be considered.		
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 within the SDL site is 5 dwellings or more for residential sites of 0.16 hectares or larger. As the site exceeds this threshold, 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 13 units of affordable housing out of the 37 homes in parcel 8.

The affordable housing split should be 58% social rent, up to 12% affordable rent and 30% shared ownership.

The developer has proposed a split of 46% social rent, 8% affordable rent and 46% shared ownership.

The affordable rented unit equated to one unit. Therefore the Council has requested that the one affordable rented unit changes to social rent resulting in a 54% social rent and 46% shared ownership split. Although this does not meet the specific policy mix for this scheme, overall it provides a reduction of 3 units to enable better design of this parcel. This is acceptable subject to this change being made in the tenure plan.

The developers mix proposed is:

- Social rent x 6 (6 x 2 bed flats)
- Affordable rent x 1 (1 x 2 bed house)
- Shared ownership x 6 (6 x 2 bed flats)

The Council requests:

- Social rent x 7 (6 x 2 bed flats & 1 x 2 bed house)
- Shared ownership x 6 (6 x 2 bed flats)

The council fully support the delivery of M4(2) standards in some of the homes.

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.

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.

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:	22/08/2025	Signed:	A Smithen
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