

Phase 2b Parcel R10, South Wokingham Strategic Development Location

Affordable Housing Scheme

FOR MILLER HOMES

June 2025

1. CONTENTS

1.	Introduction	3
	Purpose of this Report	3
2.	Planning Context	4
	Hybrid Planning Permission	4
3.	Proposed Affordable Housing Provision	6
	Quality of Accommodation	6
	Registered Provider	7
4.	Conclusions	8

1. Introduction

- 1.1 This Affordable Housing Scheme ('AHS') has been prepared on behalf of Miller Homes to address the specific requirement of the legal agreement to planning permission 191068 granted 19th July 2024.
- 1.2 Wokingham Borough Council ('WBC') granted hybrid planning permission for development at South Wokingham Development Location for the following development:

Hybrid planning application (part outline/part detailed) comprising an outline application with all matters reserved except principal means of access to the highways, for a mixed use development of up to 1,434 dwellings, a two-form entry primary school, local centre (A1, A2, A3, A4, A5 and D1 including community building D1/D2), public open space, play areas and associated infrastructure and landscaping; and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping and temporary car park. To be read in conjunction with applications 190900 & 190914.

- 1.3 This AHS pertains to Phase 2b Parcel R10 of the Outline element of the Hybrid consent. All matters were reserved with the exception of the principal means of access. This AHS is submitted alongside a reserved matters application for the residential development of Phase R10 for 215 dwellings.

Purpose of this Report

- 1.4 The S106 agreement which accompanied the hybrid consent requires the submission of an AHS for each development phase of the development. The AHS should take consideration of the Framework Affordable Housing Scheme ('FAHS'), which is set out in the Phasing Plan, submitted to discharge Hybrid condition 3.
- 1.5 S106 Schedule 1, Part 1, Paragraph 4 requires the submission of an Affordable Housing Scheme for each development phase to confirm broad compliance with the FAHS in the Phasing Plan.
- 1.6 The Phasing Plan sets out the expected housing mix for each identified phase of the development including the number of affordable houses and the split between affordable rent and shared ownership. The S106 requires 35% of the total number of dwellings across the development scheme to be affordable housing. A total of 1434 dwellings are proposed across the development, of which 502 will be affordable housing, managed by a Registered Provider. The Phasing Plan also sets the split of affordable rented and social rented dwellings and shared ownership dwellings in accordance with the split ranges set in the S106.
- 1.7 The proposals comprise a mix of apartments and housing units, provided with parking, public open space, amenity and landscaping areas. The scheme will deliver a mix of tenures distributed in suitable clusters across the Site. As per the Phasing Plan, each parcel will provide a range of affordable housing on-site seeking to meet the 35% requirement with some minor variances across individual parcels. Parcel R10 will provide 35%.

2. Planning Context

- 2.1 This section briefly provides a policy background relating to the provision of affordable housing. Consideration is given to national planning policy contained within the National Planning Policy Framework ('the Framework') as well as local policies.
- 2.2 The Framework requires local planning authorities to ensure that policy documents meet the full, objectively assessed needs for market and affordable housing (Paragraph 129). Where local planning authorities have identified that affordable housing is needed, set policies for meeting this need on site, unless off-site provision or a financial contribution can be robustly justified. Paragraph 64 states that Local Planning Authorities should have a clear understanding of affordable housing needs in their area.
- 2.3 Core Strategy Policy CP21 sets the policy requirements for South Wokingham Strategic Development Location which requires affordable housing to be provided in accordance with Core Strategy Policy CP5. Policy CP5 sets a 35% of affordable housing provision at Strategic Development Locations.

Hybrid Planning Permission

- 2.4 The S106 which accompanies the hybrid planning permission dictates how the development will meet the objectives of the above policies. It requires 35% of the total residential units to be provided as affordable housing.
- 2.5 Affordable Housing Dwellings is defined in the S106 as:

"means 35 % of the Dwellings on the Application Site for use as Affordable Housing which:

- shall include a minimum of 58% Social Rented Housing,*
- shall include a minimum of 4% and maximum of 12% Affordable Rented Housing,*
- shall include a minimum of 70% Social Rented Housing and Affordable Rented Housing,*
- shall include a minimum of 5% and a maximum of 30% Shared Ownership Housing, and*
- may (solely at the election of the Owners/Developers subject to the Planning Permission being granted before 28 March 2022) include a maximum of 25% First Homes".*

- 2.6 The S106 (Schedule 1, Part 2, Paragraph 1) sets an indicative mix of sizes and minimum floor areas and minimum percentages of affordable housing dwelling sizes:

Dwelling Size and Type	Minimum Gross Internal Floor Area (sqm)	Proportion of Total Affordable Housing Dwellings
1-bedroom apartment	50	No fewer than 20%
2-bedroom apartment	61	No fewer than 10%

2-bedroom house	79	No fewer than 40%
3-bedroom house	93	No fewer than 20%
4-bedroom house	106	No more than 10%

2.7 The Phasing Plan submitted to discharge hybrid condition 3 sets an indicative percentage provision of affordable housing for each development zone so that the total for the entire development will equal 35%. This Scheme sets out the provision for Phase R10 only. The Affordable Housing Scheme is expected to provide the following:

- a. *details of the types, size, number, confirmation of tenures and locations of the Affordable Housing Dwellings confirming Clustering arrangements;*
- b. *details which show the Affordable Housing Dwellings designed in a way which is materially indistinguishable in external design and appearance from the Open Market Dwellings of similar size (if any) in that Development Zone;*
- c. *details of the Preferred Registered Provider or Approved Registered Provider which the Owners anticipate shall ultimately be responsible for the management of the Affordable Housing Units if known at that stage and if unknown at that stage such details of the Preferred Registered Provider or Approved Registered Provider shall be provided in writing to the Council prior to the commencement of works pursuant to the relevant Reserved Matters Approval;*
- d. *include Affordable Housing Dwellings for the Development Zone in a range of unit tenure types and sizes having regard to the indicative size and tenure type mix set out at paragraph 1.2 of Part 1 of Schedule 1 to this Deed PROVIDED THAT the Owners shall be entitled to propose in the Affordable Housing Scheme an alternative range of unit types and sizes to those set out indicatively in paragraph 1.2 of Part 1 of Schedule 1 and seek approval from the Council for such alternative range through the approval of the Affordable Housing Scheme; and*
- e. *include the provision of at least five percent (5%) of the Affordable Housing Dwellings for each Development Zone to be constructed as Accessible and Adaptable Dwellings.*

3. Proposed Affordable Housing Provision

Quality of Accommodation

3.1 A total of 215 dwellings are proposed in Phase 2b, 35% of which will be provided as affordable housing in accordance with the S106 and Phasing Plan. This totals 76 dwellings across a range of apartments and dwellinghouses as either affordable rented, social rent, or shared ownership. The Phasing Plan provides the split of units between affordable rent, social rent, and shared ownership, which Parcel R10 seeks to comply with.

3.2 The following table provides the mix for affordable housing for Parcel R10:

Dwelling Size and Type	Social Rent	Affordable Rent	Shared Ownership	Totals
1-bedroom apartment	17	0	0	17 (22%)
2-bedroom apartment	14	0	0	14 (18%)
2-bedroom house	2	8	8	18 (24%)
3-bedroom house	10	0	15	25 (33%)
4-bedroom house	1	1	0	2 (3%)
	44	9	23	76

3.3 The mix of homes for Phase R10 seeks to meet the proportional split as set by the S106. The application proposes 70% affordable rent and 30% shared ownership. The rented dwellings are provided as either social rented (44 units 58%) and affordable rented (9 units 12%).

3.4 It can be seen that the mix delivers a compliant provision of no more than 10% of the scheme as 4-bedroom units and meets the requirement for 1-bedroom apartments. The mix provides for a higher proportion of 2-bedroom apartments and 3-bedroom dwellings than 2-bedroom dwellinghouses. This reflects the desire to provide higher density development at the north of the Site in accordance with the approved parameter plans by way of four-storey apartment buildings and family housing elsewhere on Site. The over-provision of apartments in Phase R10 also meets the requirement of the S106 Schedule 4, Part 6 which requires no less than 20% of first occupations on or before 31st March 2026 to be apartments.

3.5 The mix for the remainder of the development will be addressed by the submission of future reserved matters applications. The Phasing Plan sets out how each parcel will bring forward market and affordable housing. It confirms that the total affordable housing provision will meet the split set by the S106 as a whole.

3.6 The S106 defines clustering; in the case of houses in clusters of no more than 20 together; in the case of apartments of no more than 20 units together; and in the case of clusters comprising both houses and apartments of no more than 20 houses and 20 apartments within said cluster.

- 3.7 The submitted Tenure Plan (ref. P1914.R10.04-X) illustrates the location of the affordable housing within the Site. The affordable housing will be clustered within three areas of the Site: to the north, centre, and south. Clusters will include a mix of housing types including apartments and dwellinghouses interspersed with the market housing. Affordable Housing will be clustered in groups no larger than 20 dwellings and intermixed with the market housing throughout the development.
- 3.8 The design of the affordable housing dwellings will be indistinguishable from the market housing following the same design style in terms of materials and finishes as set by the Design Code for the respective Character Area location.
- 3.9 All dwellings will meet the minimum gross internal floor area set out in the S106. Each dwellinghouse will have access to a compliant private garden and apartments will either have a balcony or access to communal amenity space. All dwellings will have allocated parking spaces with Electric Vehicle charging provisions. Cycle stands are provided in either communal locked stores for the apartments or garden sheds for the dwellinghouses.
- 3.10 Through the approval of the Phasing Plan, Condition 3 of the Hybrid application requires that 5% of the affordable housing meet the requirements of Building Regulation M4(2) accessible and adaptable standards. The condition requires these units to consist of 1- and 2-bedroom flats in clusters of 8-10 units.
- 3.11 In accordance with the Phasing Plan, the proposed scheme will delivery a total of four ground floor apartments (5%) as follows: 1x 1 bed apartment (Block 1); 3 x2 bed apartments (2 in Block 2 and 1 in Block 7), as indicated on the submitted tenure and layout plans. It should be noted that all of the affordable dwellinghouses meet the internal M4(2) requirements but will not meet the external requirements. In this way, the development meets and exceeds the requirement of Condition 3.

Registered Provider

- 3.12 In accordance with the legal agreement an affordable housing provider will be required to comply with the legal agreement and enter into a Nomination Agreement before first occupation of an Affordable Housing Unit. Miller Homes will engage with the Council's Registered Provider Partner List prior to commencement of works on Site to manage both the Affordable Rented and Shared Ownership homes.

4. Conclusions

- 4.1 This Scheme has been prepared pursuant to the requirements of the S106 agreement which accompanies Hybrid permission 191068 granted July 2024 for development of South Wokingham Strategic Development Location. The legal agreement requires the submission of affordable housing schemes be submitted with each residential reserved matters application pursuant to the Phasing Plan submitted to discharge Condition 3 which includes the Framework Affordable Housing Scheme for the entire development. This AHS confirms the quantum, location, and type of affordable housing delivery for Parcel R10. The proposals seek to meet the requirements in the legal agreement and the Phasing Plan.

Nexus Planning

Suite 2, Floor 3
Apex Plaza,
3 Forbury Road
Reading,
RG1 1AX
T 0118 214 9340

nexusplanning.co.uk