PLANNING REF : 261298
PROPERTY ADDRESS : The Stables
: Old Forest Road, Wokingham, Berkshire
: RG41 1JA
SUBMITTED BY : Mr Laurence McCourt
DATE SUBMITTED : 13/08/2026

COMMENTS:
Dear Wokingham Council Planning Officer,
Objection: Planning applications 261597 and 261298, Land off Old Forest Road
Please record my objection to the above applications. My concern is not with the principle of affordable housing, which I support, but wi th the attempt to revisit the tenure basis of a development approved as recently as May 2026 without a convincing public explanation.
The permission granted under application 251421 was for 53 homes, made up of 32 market properties and 21 affordable properties. That decision represented the Council's planning judgement at the time. A proposal to replace that arrangement so soon afterwards should be supported by clear evidence explaining what has changed, but I have not seen such
evidence.
The approved tenure mix

The original approval was for a mixed community. Its officer report noted that the affordable housing would be distributed through the development, helping with community development and housing management. That is also in keeping with the Council's Affordable Housing SPD, which advocates tenure-blind schemes and sustainable mixed communities.
By contrast, the current proposal would remove the mixed-tenure character of the approved development. This is a substantial alteration to the nature of the scheme, not merely a technical or minor amendment.
What does Option B legally deliver?
The draft Deed of Variation raises an important question. Option B is presented as a 100% affordable scheme, yet the legal drafting appears to identify only 21 homes as Affordable Housing Dwellings. The
remaining 32 homes are still defined as Open Market Dwellings and excluded from the affordable housing obligations.
On that wording, it is unclear whether any affordable homes beyond the original 21 would actually be secured. Before making a decision, the Council should state in the officer report the exact number of additional affordable dwellings that Option B would legally guarantee.
Potential loss of CIL funding
There is also a reference to Social Housing Relief from the Community Infrastructure Levy. If the change could result in all 53 homes
receiving relief, the financial impact on local infrastructure must be transparent. The Council should publish the estimated CIL liability, the relief sought and the resulting reduction in infrastructure funding before determination.
Changes to existing safeguards
I am also concerned that the draft deed appears to remove local connection requirements for shared ownership properties and amend the mortgagee clauses. Residents cannot properly assess these changes

without seeing the corresponding terms in the existing Section 106 agreement. Those clauses should be published alongside a clear explanation of what is being altered and why.

Timing and public participation

The timing is difficult to understand. The Council granted permission on 22 May 2026, and the Section 106 modification request was made only a week later. According to the applicant, discussions involving the Council and a Registered Provider had already taken place before the original permission was granted.

If a wholly affordable alternative was being actively considered at that stage, it should have formed part of the information available to the public during application 251421. The Council should identify when those discussions started, explain why they were not disclosed during the original process and set out the change in circumstances since May 2026.

Policy considerations

A scheme without a mix of tenures appears to conflict with Core Strategy Policies CP2 and CP5, MDD Policy TB05 and the Affordable Housing SPD, all of which support balanced and inclusive communities. In addition, the Affordable Housing Strategy 2024-2028 describes consideration of 100% affordable sites up to 50 homes. This development has 53 homes, so any decision to proceed outside that stated threshold requires a reasoned explanation.

Lack of certainty in the Section 73 permission

The proposed condition would permit two alternative tenure layout drawings. That leaves the final form of the scheme uncertain at the point permission is issued. The approved plans should define one clear development, rather than allowing a later choice between materially different tenure arrangements.

Requested outcome

I ask that both applications be refused. If the Council is not minded to refuse them, it should at least publish the final deed and the full CIL calculation, explain the local connection and mortgagee amendments, and refer the applications to the Planning Committee for determination in public.

Please register my comments against applications 261597 and 261298 and advise me when either application is due to be considered by committee.

Yours faithfully,

Mr LA McCourt
Resident of The Stables, Toutley Hall, Old Forest Road, Wokingham RG41 1JA