

Date: 5 August 2024
Application: 241900



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

Minicom No: (0118) 974 6991

Dear WBC Economic Prosperity & Place (Community Infrastructure),

Variation/Removal of Condition Consultation

Application Number: 241900

Applicant: -

Site Address: Land South of Old Bath Road Sonning, RG4 6GQ

Parish: Sonning

Grid Reference: Easting - 476392, Northing - 174881

Type of Development: Major Dwellings (10+)

Proposal: Application to vary condition 2 of planning consent 220663 for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and appearance to be considered). Condition 2 refers to approved plans and details and the variation is to change the site layout and associated details.

Case Officer: Andrew Chugg

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 241900. 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:	Samuel Watt Senior Strategy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	241900
Address:	Land South of Old Bath Road Sonning, RG4 6GQ.		
Proposal:	Application to vary condition 2 of planning consent 220663 for the proposed erection of 57 dwellings suitable for older persons accommodation following demolition of the existing dwellings (Access, Layout, Scale and appearance to be considered). Condition 2 refers to approved plans and details and the variation is to change the site layout and associated details.		
Type of Development:	Major Dwellings (10+)		
Site Visit Made:	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

Please find below recommendations in respect of affordable housing on this site. It is acknowledged that a viability assessment has suggested that this proposal cannot viably provide affordable housing. The purpose of this response is to assist any future viability assessments for future iterations of this scheme, including this one which requests to remove the condition for the scheme to be used solely for older people.

The threshold for affordable housing is 5 dwellings or more for 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 22.8 dwellings of the proposed 57 dwellings. We would expect a tenure and dwelling mix in line with the Affordable Housing SPD as outlined below, we would not request any First Homes given this site was consulted on prior to implementation of this product:

Tenure Mix:

70% - Social Rent - 16

Shared Ownership - 7

Unit Mix:

20% 1 bedroom flats – 4

15% 2 bedroom flats – 3

30% 2 bedroom houses – 7

20% 3 bedroom houses – 5

15% 4 + bedroom houses – 4

All affordable housing dwellings 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 and conform to building regulation M4(2) (or any other applicable regulation) to ensure the provision of lifetime homes which are adaptable to varying needs.

The affordable units should be transferred to the Council's Local Housing Company (Loddon Homes) 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.

Please let me know if you require any further information.

Conditions & Reasons (if required)

As above.

Date:	27.08.2024	Signed:	Swatt
--------------	------------	----------------	-------