

Date: 26 February 2025
Application: 250267



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

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Full Planning Approval Consultation

Application Number: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Other Change of Use

Proposal: Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Case Officer: Connie Davis

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 250267. 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:	Jay Rumboldt Strategic Housing Policy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	250267
Address:	31 Barkham Ride, Wokingham, RG40 4EX.		
Proposal:	Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))		
Type of Development:	Other Change of Use		
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 for developments on previously developed land (within modest or limited development location) is 15 dwellings or more (net) or 0.5ha (net) and larger. As the site exceeds this threshold, there is therefore 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. 40% of the 35 homes proposed equates to a requirement of 14 affordable homes.

The requirement of 14 affordable homes has proposed by the developer to be met through a financial contribution. In line with Section 9 of the SPD, 'the Council will take into account whether a commuted sum payment would enable the delivery of better housing outcomes than would have been provided on-site or to facilitate progression of strategic housing objectives'. In this case, the Council would consider a financial contribution acceptable given the nature of the development being made up of 2-bedroom static caravans. Therefore, the Council requests a commuted sum payment of the following:

£964,520.45

As stated in clause 9.8 of the Council's SPD, the timing of payment of a commuted sum should be at commencement of development.

Please let me know if you require any further information.

Conditions & Reasons (if required)

Approval is provided on the basis that the above affordable housing obligations are adhered to.

Date:	26/03/2025	Signed:	 JAY RUMBOLDT
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