

Date: 6 March 2025
Application: 242665



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),

Approval of Reserved Matters Consultation

Application Number: 242665

Applicant: Sovereign Network Group (SNG)

Site Address: Land west of Kingfisher Grove, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 470941, Northing - 167280

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref.

APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 242665.

The new details are as follows: **Amended plans were received on 27th February 2025 which alter the following:**

- Re-designed dwellings, including changes to materials.
- Turning heads to the south of the site have been replaced by a loop road.
- Amendments to landscaping.
- Further details on the play areas.
- Further details on level changes between plots.
- Further details on Open Space Strategy.
- Revised Arboricultural information.
- Amendments to drainage strategy to accommodate changes to site layout.

- **Revised swept path details for vehicles.**
- **Revised parking layout and management plan.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Alison Smithen Housing Partnerships and Projects Officer	To (Case Officer):	Kieran Neumann
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	242665
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.		
Site Visit Made:	Yes/No		

Summary Of Recommendations

- ☒ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☐ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

This scheme sits outside of development limits and within the Countryside. It is a 100% affordable housing scheme.

SNG's Proposed housing and tenure mix was agreed with the Planning Officer and the Senior Policy Officer:

TENURE	AFFORDABLE HOUSING DWELLING SIZE	NUMBER OF AFFORDABLE HOUSING DWELLINGS
Social Rent	1-bed	2
	2-bed	15
	3-bed	10
	4-bed	7
Shared Ownership	1-bed	4
	2-bed	4
	3-bed	7
TOTAL		49

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 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. We would request that the 4-bed houses are built to building regulation M4(3) standard as there is significant need for this provision in the Borough.

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:	28/03/2025	Signed:	A Smithen
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End Note for S106 Instructions

1. Details

Service Area	<i>Affordable Housing</i>
Requesting Officer	<i>Alison Smithen</i>
Date	<i>28/03/2025</i>
Planning Application No.	<i>242665</i>

2. Financial Obligations

Please complete a table for each financial S106 obligation requested:

Description of works/services to be funded including relevant drawing/number (if appropriate)	<i>N/A</i>
Full cost breakdown (including full contingencies)	<i>N/A</i>
Details of who has undertaken the costing exercise	<i>N/A</i>
Is the amount requested intended to fully or partially fund the relevant project (provide details)	<i>N/A</i>
Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	<i>N/A</i>
Team / officer responsible for spending the S106 funds	<i>N/A</i>
When contribution is needed by (payment trigger)	<i>N/A</i>
Date works/services are needed by (WBC delivery)	<i>N/A</i>

Description of works/services to be funded including relevant drawing/number (if appropriate)	
Full cost breakdown (including full contingencies)	<i>N/A</i>
Details of who has undertaken the costing exercise	<i>N/A</i>
Is the amount requested intended to fully or partially fund the relevant project (provide details)	
Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	
Team / officer responsible for spending the S106 funds	
When contribution is needed by (payment trigger)	
Date works/services are needed by (WBC delivery)	

3. Non-Financial Obligations

Please complete a table for each non-financial S106 obligation requested:

Description of S106 non-financial	<i>Affordable Housing – 49 units</i>
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obligation required including relevant drawing (if appropriate)	This scheme sits outside of development limits and within the Countryside. It is a 100% affordable housing scheme. SNG’s Proposed housing and tenure mix was agreed with the Planning Officer and the Senior Policy Officer: <table><tr><th>TENURE</th><th>AFFORDABLE HOUSING DWELLING SIZE</th><th>NUMBER OF AFFORDABLE HOUSING DWELLINGS</th></tr><tr><td rowspan="4">Social Rent</td><td>1-bed</td><td>2</td></tr><tr><td>2-bed</td><td>15</td></tr><tr><td>3-bed</td><td>10</td></tr><tr><td>4-bed</td><td>7</td></tr><tr><td rowspan="3">Shared Ownership</td><td>1-bed</td><td>4</td></tr><tr><td>2-bed</td><td>4</td></tr><tr><td>3-bed</td><td>7</td></tr><tr><td colspan="2">TOTAL</td><td>49</td></tr></table>	TENURE	AFFORDABLE HOUSING DWELLING SIZE	NUMBER OF AFFORDABLE HOUSING DWELLINGS	Social Rent	1-bed	2	2-bed	15	3-bed	10	4-bed	7	Shared Ownership	1-bed	4	2-bed	4	3-bed	7	TOTAL		49
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Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	<i>This site is providing a 100% Affordable Housing Scheme (including Social Rent and Shared Ownership). The housing need in Wokingham Borough is high and this scheme will assist with housing people on WBC’s Housing Register.</i>																						
Team / officer responsible for monitoring the progress of the S106 non-financial obligation	<i>Strategic Housing Team (Alison Smithen) & S106 Monitoring Officer (Tolu Onabanjo)</i>																						
S106 trigger date/s for non-financial obligation	Terms of Offer <i>The Affordable Housing Dwellings shall be transferred</i> <i>1.1 with vacant possession</i> <i>1.2 subject to any easements wayleaves and rights over on and under and any other matters to which the Owners title is subject in relation to the Affordable Housing Dwellings as may exist at the date of the offer</i>																						

	1.3 free from any charge or other encumbrances which would prevent the same from being used for the development and the subsequent use of them as Affordable Housing 1.4 with full title guarantee and 1.5 cleared of debris and building materials 1.6 with all necessary rights of access and services Price 2 The price of the Affordable Housing Land and the Affordable Housing Dwellings shall be an amount calculated to enable the Preferred Registered Provider or the Approved Registered Provider to acquire the Affordable Housing Dwellings without the need for public subsidy. Costs 3. Each party shall bear its own costs of negotiation and exchange of contracts. Rights 4. The provisions of Part 2 of this Schedule shall apply to the transfer of any Affordable Housing Dwelling. Exchange of Contracts 5. Following the written acceptance of an offer by the Preferred Registered Provider or an Approved Registered Provider the Affordable Housing Dwellings shall be exchanged between the two parties within 56 days following such written acceptance (or such longer period as may be required by the Preferred Registered Provider or the Approved Registered Provider but in any event not exceeding 90 days). Occupation of the Affordable Housing Dwellings 6. The Affordable Housing Dwellings shall not be used for any purpose other than as Affordable Housing and within (eight) 8 weeks of the transfer of the Affordable Housing Dwellings [within a phase] to the Preferred Registered Provider or the Approved Registered Provider the Owner shall procure the execution by the Preferred Registered Provider or the Approved Registered Provider of the Nominations Agreement and deliver the same to the Council. Affordable Housing Mortgagee Sale Provision 7. The Affordable Housing provisions in this Deed shall not be binding on a mortgagee or chargee (or any receiver including an administrative receiver or administrator) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security (each a Receiver) of the whole or any part of the Affordable Housing Dwellings or any persons or bodies deriving title through such mortgagee or chargee or Receiver PROVIDED THAT: 7.1. Such mortgagee or chargee or Receiver shall first give written notice to the Council of its intention to dispose of the Affordable Housing Dwellings and shall make reasonable endeavours over a period of three (3) months from the date of the
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	<i>written notice to complete a disposal of the Affordable Housing Dwellings to another Preferred Registered Provider or to an Approved Registered Provider for a consideration not less than the amount due and outstanding under the terms of the relevant security documentation including all accrued principal monies, interest and costs and expenses; and</i> <i>7.2 If such disposal has not completed within the three (3) month period, the mortgagee, chargee or Receiver shall be entitled to dispose of the Affordable Housing Dwellings free from the Affordable Housing provisions in this Deed which provisions shall determine absolutely.</i>
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Description of S106 non-financial obligation required including relevant drawing (if appropriate)	
Details to demonstrate the contribution is: - necessary to make the development acceptable in planning terms - directly related to the development - fairly and reasonably related in scale and kind to the development	
Team / officer responsible for monitoring the progress of the S106 non-financial obligation	
S106 trigger date/s for non-financial obligation	