

Date: 3 February 2026
Application: 260200



**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),

Permission In Principle Consultation

Application Number: 260200

Applicant: Mr Stuart Brooks

Site Address: Brookfield Farm, Old Wokingham Road, Crowthorne, Berkshire, RG40 3BU

Parish: Wokingham Without

Grid Reference: Easting - 483878, Northing - 166464

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of up to 9no. dwellings.

Case Officer: Phillip Richards

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 260200. 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 requested from the case officer.

Your observations are required in respect of this application by **24 February 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Julia Charter		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	260200
Address:	Brookfield Farm, Old Wokingham Road, Crowthorne, Berkshire, RG40 3BU.		
Proposal:	Permission in principle application for the proposed erection of up to 9no. dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

The threshold for affordable housing is 5 dwellings or more on 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, the site is classified as countryside outside of any development location so a minimum of 40% of the total number of units (net) should be provided as affordable housing. This equates to 3.6 units for this proposal.

Due to the site location and nature of the dwellings, the practical means of delivery for the affordable housing is through a commuted sum.

The calculation of the commuted sum will be undertaken in accordance with the Affordable Housing SPD, index-linked towards affordable housing in the borough.

Conditions & Reasons (if required)

See above.

Date:	11.02.2026	Signed:	Julia Charter
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