

Date: 19 June 2025
Application: 250517



WOKINGHAM
BOROUGH COUNCIL

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Outline Planning Approval Consultation

Application Number: 250517

Applicant: Mr Marc Wilson

Site Address: Land Off Basingstoke Road, To the south and west of Spencers W

Parish: Shinfield

Grid Reference: Easting - 471901, Northing - 166069

Type of Development: Major All other developments

Proposal: Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.

Case Officer: Helen Maynard

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 250517. 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:	Julia Charter Senior Strategy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	250517
Address:	Land Off Basingstoke Road, To the south and west of Spencers W.		
Proposal:	Hybrid planning application (part outline/ part detailed) comprising: Outline planning permission is sought with all matters reserved for future determination, save for the means of access via Basingstoke Road, for: up to 420 dwellings (Use Class C3), an 80 bed care home (Use Class C2), 1ha of employment land (Use Class E(g), primary school (Use Class F1), local centre (Use Classes E(a), (b), (c), (f)), GP Surgery (Use Class E(e), sports pitch and changing facility, public open space and a full application for the proposed Suitable Alternative Natural Greenspace (SANG), associated landscaping/car park.		
Type of Development:	Major All other developments		
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

To meet the requirements of Policy CP5 of the Core Strategy, all residential development proposals for at least 5 units of accommodation (gross) or 5 bedspaces (gross), or covering a site area of at least 0.16 ha, will provide affordable housing or affordable bedspaces, where viable.

To reflect Policy CP5 requirements the recommended minimum percentages of on-site affordable housing or bedspaces sought for this development is 40%. This would amount to 168 Affordable homes – as highlighted in page 58 of the applicants Design and Access statement document.

We would expect the affordable housing to be distributed across the development to create a mixed and balanced community.

Across the site the Affordable Housing team would support the following indicative housing mix as referenced in the Affordable Housing SPD 2013.

- 20% 1 bedroom flats – (including 2 blocks of 6 x 1 bed flats for specialist housing built to M4(3) standards)
- 15% 2 bedroom flats
- 30% 2 bedroom houses
- 20% 3 bedroom houses
- 15% 4 plus bedroom houses (including 2 x 4 bed bungalows for specialist housing built to M4(3) standard)

A guide to a compliant mix of affordable housing would be:

	Social rented	Shared Ownership	Total Number of units
1 bedroom 2 person flats (including 2 blocks of 1 bed flats specialist housing)	24	10	34
2 bedroom, 3 person flats	18	8	26
2 bedroom 4 person house	34	15	49
3 bedroom, 5 person house	24	10	34
4 bedroom 6 person house	16	7	25
4 bedroom 8 person bungalow	2		
Total	118(70%)	50(30%)	168

CP5 of the Councils adopted Core Strategy - Housing mix, density and affordability supports a tenure split of 70% social rented and 30% shared ownership.

The Councils Affordable Housing Supplementary planning document 2010, expects shared ownership units to be delivered with 35% initial equity shares available to purchase and a maximum rent on unsold equity of 1.5% per annum, with the options to “staircase” to 100% over time.

This development is a modest settlement and to reflect policy H7 of the emerging LPU, this site is expected to include an appropriate onsite provision of specialist accommodation as part of a mixed community. Adult social care preference is for 1 bedroom apartments in clusters of 6-8 dwellings across 2-3 blocks.

Despite the indicative affordable mix above we would be happy to increase the proportion of 1 bed accommodation to provide specialist accommodation or help house some of the Council’s priority groups who are waiting for suitable 1 bed accommodation.

The site would also support the inclusion of an 85-bedspace care home facility.

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 and meet the national space standards.

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.

Conditions & Reasons (if required)			
See above			
Date:	1 st July 2025	Signed:	Julia Charter