

MEMORANDUM

From:	Julia Charter Senior Strategy Officer		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	250735
Address:	Land to the north of School Road, Arborfield Cross.		
Proposal:	Outline application for the proposed residential development of up to 70 dwellings together with associated access, landscaping, open space and associated works. (All matters reserved except for means of access.)		
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

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 28 units of the 70 dwellings proposed.

The Council's preference is for onsite affordable housing. We request a tenure split of:

Policy Tenure Mix:

70% - Social Rent – 19

30% - Shared Ownership – 9

We would like to see a mix of affordable units meeting our policy and affordable housing SPD requirements

Policy Mix

6 x 1 bed 2 person flats
4 x 2 bed 3 person flats
8 x 2 bed, 4 person houses
6 x 3 bed 5 person houses
4 x 4 bed, 6 person houses

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.

As per Policy H1 of the emerging Local Plan, development proposals for 20 or more new build dwellings will be required to deliver at least 5% of the new housing as wheelchair accessible and adaptable in line with M4(3) of the Building Regulations.

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)

See above

Date:	23 rd June 2025	Signed:	Julia Charter
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