

Date: 9 May 2025
Application: 251086



WOKINGHAM
BOROUGH COUNCIL

WBC Economic Prosperity & Place
(Community Infrastructure)

Development Management &
Compliance

P.O. Box 157

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Outline Planning Approval Consultation

Application Number: 251086

Applicant: Cooper Estates Strategic Land Ltd

Site Address: Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ

Parish: Shinfield

Grid Reference: Easting - 471273, Northing - 166781

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (All matters reserved except for means of access.)

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 251086. 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 Policy Officer (Strategic Housing)		
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	251086
Address:	Land At Stanbury House, Basingstoke Road, Spencers Wood, RG7 1AJ.		
Proposal:	Outline application for the proposed development of up to 63 dwellings with 50% delivered as affordable homes. (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

This guidance is based on the Council's Core Strategy (Policy CP5).

CP5 indicates a 40% Affordable Housing requirement for Designated Countryside with 5 dwellings (net) or more or 0.16ha (net) and larger. The developer has proposed delivering 31 (50%) of the 63 dwellings as Affordable Housing, therefore meeting the requirement.

The Council acknowledges the developer's proposal to deliver all 31 Affordable Homes as Shared Ownership, however this is not policy compliant and would not be accepted. The Council would support a policy compliant tenure mix of 70% social rent and 30% shared ownership for this site. Broken down as follows:

Dwelling mix 40% (25 units) affordable Housing:

- Social rent 18 units (70%):
 - 1 bed 2 person flats: 4 (20%)
 - 2 bed 4 person flats: 3 (15%)
 - 2 bed 4 person houses: 5 (30%)
 - 3 bed 6 person houses: 4 (20%)

- 4+ bed 7 person houses: 2 (15%)
- Shared ownership 8 units (30%):
 - 1 bed 2 person flats: 1 (20%)
 - 2 bed 4 person flats: 1 (15%)
 - 2 bed 4 person houses: 3 (30%)
 - 3 bed 6 person houses: 2 (20%)
 - 4+ bed 7 person houses: 1 (15%)

The developer has offered 50% affordable homes which is 15% above policy compliance. In this scenario Council requests the following housing mix:

Dwelling mix 50% (31 units) affordable Housing:

- Social rent 22 units (70%):
 - 1 bed flats: 5 (20%)
 - 2 bed 4 person flats: 3 (15%)
 - 2 bed 4 person houses: 6 (30%)
 - 3 bed houses: 5 (20%)
 - 4+ bed houses: 3 (15%)
- Shared ownership 9 units (30%):
 - 1 bed flats: 2 (20%)
 - 2 bed 4 person flats: 1 (15%)
 - 2 bed 4 person houses: 3 (30%)
 - 3 bed houses: 2 (20%)
 - 4+ bed houses: 1 (15%)

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.

Given the rural location of this development, specialist housing is not deemed to be suitable.

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)

No further comment.

Date:	30/05/2025	Signed:	JAY RUMBOLDT
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