

Date: 13 March 2025
Application: 250517



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),

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: 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, SANG provision and associated infrastructure.

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:	Alison Smithen Housing Partnerships and Projects 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:	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, SANG provision and associated infrastructure.		
Type of Development:	Major All other developments		
Site Visit Made:	Yes/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 within a Modest Development Location 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 168 units of an overall 420 dwellings.

We would request units of affordable housing with a bedroom mix of:

20% x 1 bedroom flats = 34 (to include 3 x 1 bed flats M4(3))
 15% x 2 bedroom flats = 25

30% x 2 bedroom houses = 50
20% x 3 bedroom houses = 34
15% x 4 + bedroom houses = 25

We would request the following tenure mix:

70% x Social rent = 118
30% x Shared Ownership = 50

All affordable housing dwellings 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 request that the affordable housing is pepper potted across the site to support community development.

The affordable units should be transferred to the Council's Local Housing Company (Loddon) 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:	09/04/2025	Signed:	A Smithen
--------------	------------	----------------	-----------