

Date: 25 June 2025
Application: 251421



**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),

Full Planning Approval Consultation

Application Number: 251421

Applicant: C/O Agent

Site Address: N/A, Land At Old Forest Road, Wokingham

Parish: Invalid code

Grid Reference: Easting - 479423, Northing - 170243

Type of Development: Major Dwellings (10+)

Proposal: Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

Case Officer: Benjamin Hindle

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 251421. 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:	251421
Address:	N/A, Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
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 21 units of the 53 dwellings proposed.

However, no information is provided on the tenure breakdown of the 21 Affordable homes. The Council's preference for the onsite affordable housing is a tenure split of:

Policy Tenure Mix:

70% - Social Rent – 15

30% - Shared Ownership – 6

We note that eleven of the properties (20% of those proposed) would be built to Building Regulations M4(2) standards, however, to reflect both the NPPF 2024 and the Council's emerging Local Plan update policy H1 commitment, 'to the delivery of sustainable, inclusive and mixed communities by providing an appropriate mix of

housing types, tenures, densities and sizes, to meet the existing and future housing needs of all sectors of the community, including those with specialist requirements', the council would prefer a more balanced mix of affordable housing that closely reflects the current Affordable Housing SPD 2013 document.

The scheme proposal is to deliver 21 affordable homes which is supported by the council. The scheme proposed mix is as follows:

10 x 1 bed flats,
6 x 2 bed flats
5 x 3 bed houses.
Total - 21 affordable homes

As a guide, and to reflect the Affordable Housing SPD 2013 document, the Council would prefer to achieve the following mix of sizes overall for affordable housing in the development proposals;

20% 1 bedroom flats and houses
15% 2 bedroom flats
30% 2 bedroom houses
20% 3 bedroom houses (*to include some 3-bedroom bungalows for families with physical disabilities*)
15% 4 plus bedroom houses

A policy compliant mix

Old Road unit type	Social rented (70%) – unit number	Shared Ownership (30%)	Total
1bed/2 person flat	3	1	4
2bed/3 person flat	2	1	3
2bed/4person house	4	2	6
3bed/5person house	3	3	5
4bed/6 person house	3	0	3
Total	15	7	21

4 x 1 bed 2 person flats
3 x 2 bed 3 person flats
6 x 2 bed, 4 person houses
5 x 3 bed 5 person houses
3 x 4 bed, 6 person houses
Total - 21 Affordable homes

The Council will expect 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.

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)			
Please see above			
Date:	27.6.25	Signed:	J Charter