

**Date:** 14 October 2025  
**Application:** 252379



**WOKINGHAM  
BOROUGH COUNCIL**

SDL Economic Prosperity and Place  
(Community infrastructure)

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Development Management &  
Compliance

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P.O. Box 157

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Shute End, Wokingham

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Berkshire, RG40 1BN

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Tel: (0118) 974 6000

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Minicom No: (0118) 974 6991

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Dear SDL Economic Prosperity and Place (Community infrastructure),

**Approval of Reserved Matters Consultation**

**Application Number:** 252379

**Applicant:** E Walton

**Site Address:** Parcel N, Arborfield Green, Berkshire

**Parish:** Barkham

**Grid Reference:** Easting - 477062, Northing - 165394

**Type of Development:** Major Dwellings (10+)

**Proposal:** Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of appearance, landscaping, layout and scale to be considered.

**Case Officer:** Adriana González

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 252379. 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 requested from the case officer.

Your observations are required in respect of this application by **11 November 2025**.

Yours sincerely,  
Development Management & Compliance

# MEMORANDUM

|                             |                                                                                                                                                                                                                                                               |                |        |
|-----------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|
| <b>From:</b>                | Alison Smithen<br>Housing Projects and Partnerships Officer                                                                                                                                                                                                   |                |        |
| <b>Service</b>              | SDL Economic Prosperity and Place (Community infrastructure)                                                                                                                                                                                                  | <b>App No:</b> | 252379 |
| <b>Address:</b>             | Parcel N, Arborfield Green, Berkshire.                                                                                                                                                                                                                        |                |        |
| <b>Proposal:</b>            | Application for approval of Reserved Matters pursuant to Outline Planning Consent O/2014/2280 for the erection of 67 dwellings with associated infrastructure, access and landscaping. Details of appearance, landscaping, layout and scale to be considered. |                |        |
| <b>Type of Development:</b> | Major Dwellings (10+)                                                                                                                                                                                                                                         |                |        |
| <b>Site Visit Made:</b>     | 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

To meet the requirements of the S106 dated April 2nd 2015, a minimum of 20% of the total number of units (net) should be provided as affordable housing. This equates to 13 units of affordable housing.

Following the affordable housing requirements requested as part of the pre-application stage the developer has provided the following housing mix: (page 4 of the applicants supporting planning document dated - September 2025)

### Social Rent

6 x 1 bed Maisonettes  
1 x 2 bed house  
1 x 3 bed houses  
1 x 4 bed house  
Total 9 social rent dwellings.

### Affordable Rent

1 x 2 bed house

Shared Ownership

1 x 2 bed house

2 x 3 bed house

Total 3 dwellings.

This mix reflects more recent Affordable housing mix preference and so is supported by Wokingham Borough Council.

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. The proposed mix table provided does confirm that all units will be built to M4(2) compliance standards.

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:**

2<sup>nd</sup>  
December  
2025

**Signed:**

Alison Smithen