

Date: 12 May 2026
Application: 253071



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

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Dear WBC Economic Prosperity & Place (Community Infrastructure),

Approval of Reserved Matters Consultation

Application Number: 253071

Applicant: The Owner and/or Occupier

Site Address: Land To West Of Park Lane, Charvil, RG10 9TS

Parish: Charvil

Grid Reference: Easting - 477511, Northing - 175185

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 253071.

The new details are as follows: **Amended plans and documentation were received for this application on 11th May 2026. Please see Boyer Planning's 'Revised Submission Cover Letter' dated 11th May 2026 for further details.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. A list of standard conditions can be requested from the case officer.

Your observations are required in respect of this application by **9 June 2026**. If you need any more information, please do not hesitate to contact the case officer Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Alison Smithen Partnership Projects Officer	To (Case Officer):	Kieran Neumann
Service	WBC Economic Prosperity & Place (Community Infrastructure)	App No:	253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Type of Development:	Major Dwellings (10+)		
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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 the provision of affordable housing within the countryside and outside defined settlement boundaries is triggered on sites comprising 5 or more dwellings or residential developments of 0.16 hectares or greater. As the proposed development exceeds this threshold, delivering a total of 75 dwellings, the provision of affordable housing is required.

In accordance with Policy CP5 of the Core Strategy, a minimum of 40% of the total net number of units must be provided as affordable housing. This equates to 30 affordable units within the proposed scheme of 75 dwellings.

The developer's proposal accords with this requirement, providing 40% affordable housing across the scheme. The agreed tenure mix comprises 21 Social Rent units, 7 First Homes, and 2 Shared Ownership properties. **This provision has been**

secured through the Section 106 Agreement dated 9 May 2025.

The scheme does not include any 1-bedroom units or 2-bedroom flats; all dwellings are houses. The agreed housing mix, as set out in the Section 106 Agreement, is therefore considered acceptable and is as follows:

- 10 x 2-bedroom houses (33%)
- 12 x 3-bedroom houses (40%)
- 6 x 4-bedroom houses (20%)
- 2 x 5-bedroom houses (7%)

We welcome the larger 4- and 5-Bedroom units and request that:

- 4 of the 4-bedroom houses are retained as Social Rent units; and
- The 2 x 5-bedroom houses are retained as Social Rent units.

It has been confirmed that:

- all 12 of the 3-bedroom units will be constructed to M4(3) wheelchair-accessible standards; and
- 2 of the 4-bedroom units will be constructed to M4(3) standards.

All affordable housing units must be delivered in accordance with the relevant standards and latest guidance issued by Homes England and/or the Regulator of Social Housing. They should meet Nationally Described Space Standards and comply with Building Regulations M4(2), or any other applicable requirements, to ensure the delivery of lifetime homes capable of adaptation to changing needs.

For context, Policy H1 of the emerging Local Plan requires that developments of 20 or more dwellings deliver at least 5% of homes as wheelchair-accessible and adaptable units in accordance with Building Regulation M4(3).

In relation to Shared Ownership units, the Council expects these to be delivered with an initial equity share of 35% available for purchase, with a maximum rent on the unsold equity capped at 1.5% per annum. Provision should also be made for purchasers to staircase to 100% ownership over time.

Finally, the affordable housing units should be transferred to the Council's Local Housing Company (Loddon Homes), or to one of the Council's preferred Registered Provider partners, at a value that enables delivery without the requirement for public subsidy.

Conditions & Reasons (if required)

Date:	18/06/2026	Signed:	A Smithen
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