

## **RESPONSE TO PLANNING APPLICATIONS 190914 AND 191068; LAND AT PHASES 2A AND 2B OF THE SOUTH WOKINGHAM SDL**

The Executive Committee of the Wokingham Society wishes to raise the following issues in respect of the planning applications for phases 2a and 2b of the South Wokingham SDL.

(a) In its planning applications the Consortium says: "Discussions with the Affordable Housing officer have been on-going and a meeting on affordable housing has taken place. While the policy is seeking 35% on site the Council would consider a split between on and off site provision. This is for further discussion throughout the planning application process subject to viability".

We do not consider this a suitable position to adopt once an application has been submitted. There is no reason for the applicants to avoid their planning obligations in respect of the provision of affordable housing and they should therefore be required to adhere to these conditions.

(b) The applicants acknowledge that "that there are no existing GP, hospital or dental practices within with Immediate Zone". They list GP practices within the Wider Zone but it is significant that the only practices within reasonable access – Easthampstead Surgery, Forest Health Group, The Finchampstead Surgery and the Swallowfield Medical Practice at Arborfield Village Hall - are all over capacity. The applicants are understood to claim that the Primary Health Care Trust has indicated that there is no need for a surgery in the immediate area. The evidence above shows otherwise and this is a concern that has been expressed widely by the local community. We urge the planning authority to consider very seriously the case for a new practice in this area to meet the needs of the incoming and existing local residents.

(c) The applicants have agreed that they will provide an element of public art in the development and we urge that the relevant informative which forms part of the planning permission recommend the Consortium to discuss with David Wilson Homes the process the undertook to determine what form of public art should be installed at Montague Park.