

Jonathan Bishop
Development Control Officer
Wokingham Borough Council
PO Box 157
Shute End, Wokingham, Berkshire
RG40 1WR

9th October 2007

Dear Mr Bishop,

**TOWN AND COUNTRY PLANNING ACT 1990
CONSULTATION UNDER SCHEDULE 1, PARAGRAPH 7(3)**

**RE: PLANNING APPLICATION LOCAL AUTHORITY REFERENCE –
F/2007/1690 LAND AT SANDFORD FARM, MOHAWK WAY,
WOODLEY**

OUR REFERENCE: A/07/096

Thank you for your consultation on the above planning application.

Members of the Regional Planning Committee have considered the application proposals against the current adopted regional spatial strategy (RPG9 and Alterations) and the emerging RSS (the draft South East Plan) and agreed the following response.

The South East England Regional Assembly makes the following representation:

- The borough council should be satisfied that there is sufficient local demand for the employment floorspace proposed in accordance with Policies RE5 of RPG9 and WCBV4 of the draft South East Plan; and
- The borough council should seek to secure an appropriate level of affordable housing through a legal agreement unless it is satisfied that it is not required on the basis of a local housing needs assessment in line with Policy H4 of RPG9 and the draft South East Plan.

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In addition to the above, members are requested to note that the following key policy directions from RPG9 and the draft South East Plan relevant to the application will be outlined in the response to assist the local authority in making a decision:-

- An appropriate package of transport infrastructure and other measures including an agreed travel plan to promote alternatives to the car in accordance with Policies T1, T10 and T13 (RPG9 as altered) and T1, T5 and T8 of the draft South East Plan;
- The phasing and delivery of community and other infrastructure appropriate to the scale of the development and to meet the needs of residents in accordance with Policy INF2 of RPG9 and Policies CC5 and NRM1 of the draft South East Plan;
- An appropriate level of car and cycle parking to comply with Policy T12 of RPG9 (as altered) and Policy T7 of the draft South East Plan;
- The adoption of key development principles for each phase of development to make good use of land and to secure a high quality of environment consistent with Policy Q2 of RPG9 and Policies CC12 and H5 of the draft South East Plan.
- The incorporation of water and energy efficiency measures and the promotion of renewable energy and sustainable construction in accordance with Policies INF2 and INF4 of RPG9 and Policies CC2, CC3, CC4, NRM1, EN1, EN2, W2 and M1 of the draft South East Plan.
- Mitigation measures in relation to flood risk, noise, air quality and impacts on groundwater, and measures to enhance biodiversity of the site in accordance with the objectives of Policies E1, E2, E7, INF1 and INF2 of RPG9 and Policies NRM1, NRM3, NRM4, NRM7 and NRM8 of the draft South East Plan.

I attach a copy of the report presented to members of the Regional Planning Committee for your information. If you wish to discuss any aspect of our response, please contact Katie Brett on 01483 555226 or katiebrett@southeast-ra.gov.uk. I would be grateful if I could be informed of the decision in due course and receive copies of the Decision Notice and Committee Report.

Yours sincerely,



Paul Bevan
Chief Executive