

27th January 2016

Mr. David Smith,
Delivery Manager,
Development Management,
Wokingham Borough Council,
Shute End,
Wokingham,
RG40 1WR

Dear Mr. Smith,

Planning Application No. 152649 amendments

Site Location: North Wokingham Strategic Development Location

Proposal: Reserved Matters for construction of the Northern Distributor Road

I am writing on behalf of the Emmbrook Residents Association in response to the amendments to the above reserved matters planning application for the section of the Northern Distributor Road (NDR) within the Matthewsgreen Farm development. Firstly, I wish to confirm that the comments made in our original response dated 18th November 2015 remain valid and apply to the amended version of the application in their entirety. I also wish to add the following comments concerning the amendments.

The block paved “shared surface” approach taken for the section of the carriageway adjacent to the school was entirely inappropriate for the level of traffic the NDR is expected to take. So we are pleased to see the abandonment of it in favour of the “boulevard” design used throughout the remainder of the site. We also welcome the addition of right and left turn lanes and a Toucan crossing by the school.

We note the changes to the width of the red-line area and alignment of the NDR where it meets Toutley Road shown on drawing 5225.503E. These changes move the NDR carriageway some 3 metres further way from the existing dwellings on Toutley Road than it was in the original layout. However, our discussions with Council officers indicate that they are looking to achieve a greater separation distance, with the NDR continuing on this new alignment straight out of the red-line area to the boundary of the business estate, where it would curve round to “cross” Toutley Road and join the Old Forest Road. It is not clear whether the developers share this ambition, particularly as the changes record of the drawing shows that the current changes were made at WBC’s request. Therefore if the Planning Authority is

mind to approve this amended application before the alignment of this section of the NDR has been resolved, it should be held back as a reserved matter. This is necessary to ensure the best possible outcome for the residents of Toutley Road.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'P. Gallagher', with a horizontal line extending from the end of the signature.

Paul Gallagher
Chairman
Emmbrook Residents Association