



**Dear Fellow Residents,**

**Matthews Green Development**

We are sure it has come to your attention that Bovis Homes have started development of the first phase of the Matthews Green Site and in particular the road infrastructure. As part of the permissions that have allowed this development to start a number of fairly strict conditions were imposed to try and mitigate as far as possible the effects this would have on the residents of the area and in particular Matthews Green Road, Toutley Road and the immediate surrounding area.

As we have called on residents during the last 12 months the general consensus of opinions was that the development after many years of speculation would happen but it will need to be carefully managed as so as not to cause unnecessary disturbance to the existing community. We are sure you can appreciate this is not a simple task as any form of construction activity will cause elements of disturbance.

A major part of this exercise is placing restrictions on construction traffic routes, site access and hours of operation. As part of this construction traffic routes have been agreed. These routes do NOT permit construction traffic for Phase 1 of the development (this is all that is fully agreed at the moment) anywhere on Mathews Green Road, Twyford Road (A321) south of Bell Foundry Lane Site entrance, Milton Road, Clifton Road, Emmbrook Road and the southern part of Toutley Road. Also on completion of Phase 1A of the development the construction site access on Toutley Road will be closed leaving the main site access on Twyford Road via the new road currently being constructed.

In the last few days several issues have come to our attention which we have already taken up with Wokingham Borough Planning Enforcement at a meeting on the 3<sup>rd</sup> of February.

One of the main issues was Bovis constructed an unauthorised construction site access on the western part of Matthews Green Road a few hundred yards above the junction with Clifton Road. This is in an *approximate* location in which the access road to the phase 1 housing will eventually be located but is NOT an approved construction site access. This was clearly acknowledged by Planning Enforcement at the meeting on the 3<sup>rd</sup> of February. A number of residents have also been upset by the destruction of the hedges at this unauthorised entrance and the potential for more destruction. Bovis have admitted that this was a mistake by their contractors and have apologised to all affected parties and undertaken that any such issues will not happen again. Having been to site we can confirm that the remaining hedges appear to be protected internally by post and rail fencing. With regret the damage already done by Bovis to the section of hedgerow cannot be reversed.

Other issues that have been noted by your Councillors are currently low levels of construction site traffic not adhering to the agreed routes and a small degree of inconsiderate parking by contractors particularly in the Cantley Park Car Park.

Earlier last week UllaKarin Clark (one of your Conservative Borough Councillors) and Kevin Morgan (one of your Conservative Town Councillors) conducted a site inspection in which they identified several areas which were not compliant with the granted planning permissions. They met with Bovis Senior Management and Site representatives and they have agreed to take remedial action for the points that we raised and those specifically mentioned above. The main issue identified was that Site Construction Traffic signs were not in the correct places to fully protect the unauthorised routes to the site and this should now have been rectified. In addition, they have requested them to place appropriate signage at the Cantley Park Car Park to ensure construction traffic is aware that it is not permitted in this area.

Your Conservative Councillors have also arranged for Wokingham Borough Council to undertake meetings with the senior management of Bovis to discuss these issues and take any necessary enforcement action to ensure further breaches of consent conditions are avoided.

In closing we would like to assure residents that we are doing all that we can as your Ward councillors to keep the disturbances from the development to a minimum and ensure Bovis and its contractors adhere to the formal conditions agreed. We will also campaign to ensure any lessons learnt from Phase 1 will be applied to any permissions granted for subsequent phases of the development.

We also undertake to carry out regular further site inspections during the development to ensure compliance and resolve where possible any unforeseen issues affecting our residents that might occur in the future

The monitoring of a development for adherence to conditions and in particular construction access routes is not as easy task and as such should you as our residents observe any anything which you believe is not in compliance you are encouraged to report these directly to planning enforcement using the following web site <https://www.wokingham.gov.uk/planning-and-building-control/development/tell-us-about-unauthorised-development/> or by telephoning 0118 974 6000.

Alternatively, please email the details of your concerns directly in the first instance to either Cllr UllaKarin Clark or Cllr Kevin Morgan, or contact any of the Emmbrook North Conservative Team and they will be happy to raise these on your behalf directly with the Planning Department.

We thank you for your understanding and assistance and will endeavour to keep you informed as much as we can in the future regarding this development.

**UllaKarin Clark – Town and Borough Councillor** –( [ullakarin.clark@wokingham.gov.uk](mailto:ullakarin.clark@wokingham.gov.uk) )

**Kevin Morgan – Town Councillor** – ( [kevin.morgan@wokingham-tc.gov.uk](mailto:kevin.morgan@wokingham-tc.gov.uk) )

**Philip Mirfin – Borough Councillor** - ( [philip.mirfin@wokingham.gov.uk](mailto:philip.mirfin@wokingham.gov.uk) )

**Sanjay Odedra – Town councillor** ( [sanjay040266@gmail.com](mailto:sanjay040266@gmail.com) )

**Chris Singleton – Borough Councillor** ( [chris.singleton@wokingham.gov.uk](mailto:chris.singleton@wokingham.gov.uk) )

**Your Emmbrook North Conservatives**

### STOP PRESS

A date for your diary; 6.30pm, Tuesday March 15th 2016.

The Planning Committee at WBC, Shute End, Wokingham.

Bovis are bringing their section of the NWDR that passes through Matthewsgreen Farm to the Planning Committee for consideration that evening.

If residents wish to speak at the meeting, then they should contact Democratic Services on 0118 9746059.

Alternatively, if there is a specific issue you would like your local councillors to raise, then please contact UllaKarin Clark at 195, Reading Rd or email her at [ullakarin.clark@wokingham.gov.uk](mailto:ullakarin.clark@wokingham.gov.uk).