

Matthewsgreen Farm – Phase 2 Application

Bovis Homes and Thames Valley Housing Association

Background

- The Outline planning permission was granted by Wokingham Borough Council on 2 April 2015 for approximately 760 homes, and associated infrastructure, including new shops and a primary school.
- The first phase of development for 100 homes, and the associated infrastructure was approved in October 2015. Construction of the Phase 1 area
- The on-site Northern Distributor Road was approved by WBC Planning Committee on 15 March 2016.



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1m - June 2015

Phase 1 Timing

- Construction of the Phase 1 scheme will commence in Spring 2016
- On-site NDR elements will also start in Spring 2016. This will enable construction access via Twyford Road.
- The first houses are likely to be completed by end of 2016.
- Work will also commence on the Old Forest Road country park (SANG) in Spring-Summer 2016.
- The work which started on site in January relates to construction access/ haul road and utilities.



NDR – Consented Route



Phase 2 Planning Application



- The Phase 2 site is located to in the north east corner of the site and is bounded to the east by Twyford Road, which is set behind a proposed landscape buffer, the proposed school site to the west, the NDR to the south and includes part of the streamside recreational park to the north.
- The Phase 2 scheme proposes **84 homes**, associated infrastructure and provision of a section of the streamside recreational park.



Phase 2 Planning Application



Phase 2 Planning Application

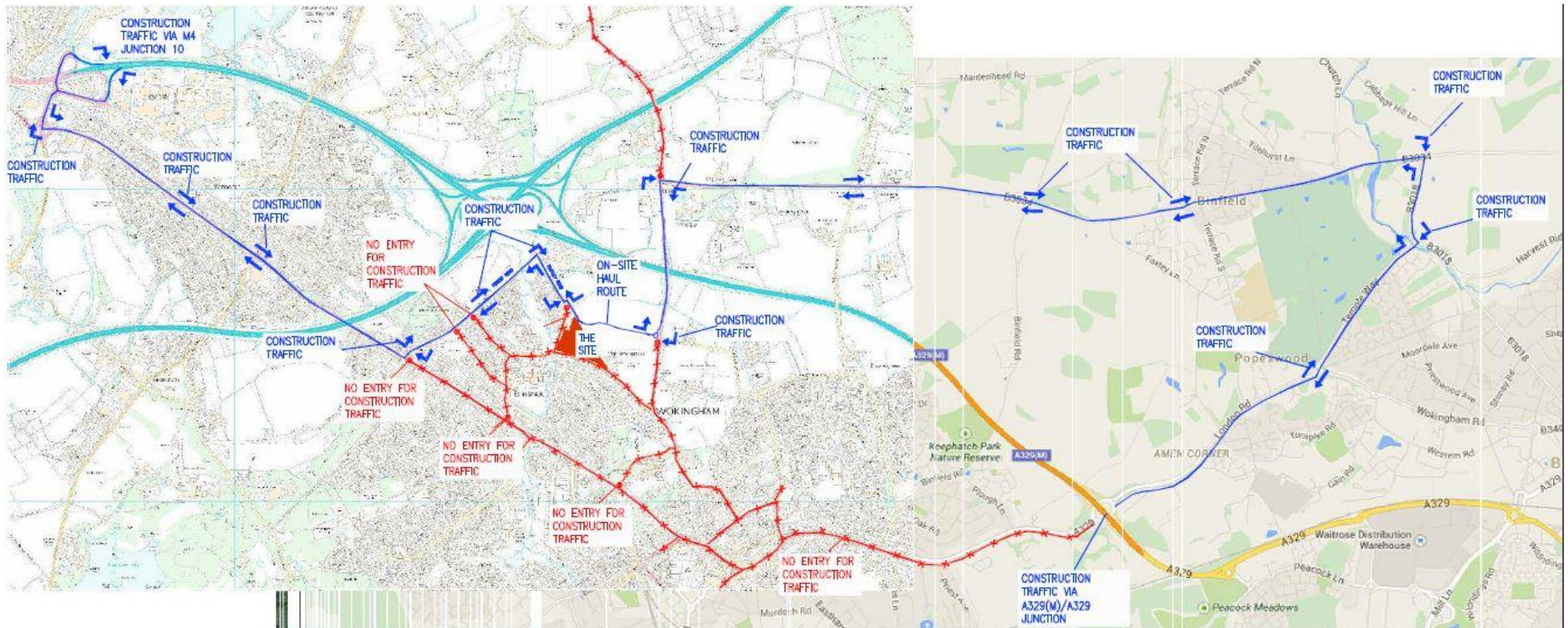


- Around 50% of the Phase 2 site comprises open space
- A strong landscape frontage is proposed along the boundary of Twyford Road
- Within the site, a tree-lined avenue provides access from the NDR to the northern most homes and the open space area
- The proposal offers a simple, elegant design with modern overtones and the use of high-quality materials throughout. The scheme is largely in keeping to the existing local vernacular.
- Building storey heights are in keeping with those established through the Outline planning consent with most buildings 2-storey in height, with some 3-storey buildings in key locations.

Construction Updates

- The Matthewsgreen website has recently been updated including:
 - The approved Construction Environmental Management Plan (CEMP) with key points from the CEMP listed
 - Planning application/consent updates
 - Contact details. Simon Wakerley at Bovis Home is the key contact for all on-site matters.
 - The website address is www.matthewsgreenfarm.co.uk
- The website will be updated on a regular basis.

Construction Updates



Website



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SHAPING A NEW PART OF THE COMMUNITY

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Construction Environmental Management Plan (CEMP)

Key points from the approved CEMP

- No constructor parking on adjacent residential roads
- HGV movements:
 - HGV – 50 two way per day
 - Car/van – 125 two way per day
- Waste vehicle movements – limited to 9:30 to 14:30pm
- Construction access – initial access via Old Forest Road and Toutley Road. Once the Twyford Road roundabout is complete, this can be used.
- Plant and wheel washing – 3 wheel washing plants to be installed
- Dust control measures
- Hours of work – 8:00 to 18:00 Monday to Friday and 8:00 to 13:00 Saturday
- Measures to keep roads clean – sweeping, washing and vehicle wheel washing
- Fires – no fires allowed on site

You can send us your views and ideas to Peter Warren
southamptonplanning@savills.com
or call 023 8071 3900



Question & Answer

Questions by ERA and JPRA



- Construction
- Tree and Hedge Protection
- Old Forest Road SANG
- Primary School
- Community Hall
- Retail Units
- Project Timeline
- Phase 1 Housing detail
- Off-site junction works



Thank You
