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**WOKINGHAM
BOROUGH COUNCIL**

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Dear Resident

RE: North Wokingham Distributor Road (NWDR) – Toutley Road Section

Further to our workshops which took place on 12th and 13th April 2016, I write to thank all those who attended and gave their valuable time over the two evenings. It was good to meet local residents and be able to actively discuss the preliminary design in further detail.

The primary aim of the workshops was to address particular concerns over the revised position of the proposed road when viewed in relation to those existing properties directly fronting the Toutley Road. Throughout the meetings there appeared to be a strong consensus for the road to be moved as far from the properties as possible, whilst also recognising that Wokingham Borough Council was, in part, constrained by the Bovis/Gleeson development boundary on the opposite side of Toutley Road.

As a result of the comments received, I have reviewed the cross section of the carriageway and proposed some additional amendments which further increases the separation of the carriageway from the properties, than the plans tabled at the workshop. This has been achieved by increasing the width of the new verge adjacent to your properties and reducing the width of the opposite verge and footway/cycleways to ensure the road remains outside the development boundary. The new kerb line will now be positioned approximately 4.5m from its current position, an increase of 1.5m from the plans tables at the workshop.

The above amendments have sought to increase separation of the road from your properties, whilst maintaining the key features of the cross section and have been agreed with Wokingham Borough Council Highways and Planning. Bovis Homes has also agreed to amend the design of their Matthewsgreen Section to incorporate this revised alignment.

In addition, the plans tabled during the workshops indicated the proposed footway to be positioned partly on the private frontages of some Toutley Road properties. As discussed during the workshops, this occurred due to the actual positions of a number property frontages being inconsistent with actual land registry records, as indicated on

the Land Registry Title Plans. As part of the above amendments, it was decided **NOT** to affect these property frontages and as such the back of the new footway will remain unchanged from its current position.

We are still looking at the crossing of the Ashridge Stream in further detail and will be in direct contact with those land owners immediately adjacent to the existing bridge structure in due course in order to discuss possible options. Once refinement work across the Ashridge Stream has been completed and a fixed alignment is established, we will commence the Environmental Assessment work necessary in support of a Planning Application for the scheme.

Finally, a number of wider queries were raised during the workshop from various individuals, relating to timings of the opening of the Matthewsgreen Section as well as other specific design details. We propose to provide answers through your ward Members and the Emmbrook Residents Association for wider dissemination.

Once again, thank you for your time at the workshops and I hope that these resulting amendments to the alignment are received in a positive light

Yours sincerely



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Highways Project Engineer

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