

SNPL361312

29 June 2016



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VIA POST & E-MAIL

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Dear Sophie

**RESERVED MATTERS RE-SUBMISSION – APPLICATION REFERENCE 160765
PURSUANT TO APPLICATION REFERENCE O/2014/2242
LAND NORTH OF MATTHEWSGREEN ROAD, WOKINGHAM – MATTHEWSGREEN FARM**

I write on behalf of Bovis Homes and Thames Valley Housing Association Limited ('the applicants'). As agreed, please find enclosed digital copies of the information, to be included as part of the re-submission for the MatthewsGreen Farm Phase 2a reserved matters application:

'Reserved Matters Submission for the Development comprising 82 residential dwellings, associated amenity spaces, access, garages, parking (total 144 parking spaces, 34 garages and 9 car ports), internal roads, pathways, sustainable urban drainage and associated landscaping in addition to the provision of a section of the streamside recreational park. (Matters of Access, Layout, Appearance, Landscape & Scale). Pursuant to application ref O/2014/2242'

Please see the enclosed drawing checklist for the full list of submitted drawings and documents.

Following extensive consultation with Wokingham Borough Council (WBC) officers, the applicants have made a significant number of changes to the Phase 2a scheme as set out below.

Layout

The scheme has reduced by 2 units from 84 to 82 dwellings and the western boundary has widened by 5 metres. This has helped to free up space down the main spine road and along the Twyford Road boundary, resulting in a greater number of trees and vegetation and a larger landscape buffer along the eastern boundary. This has also helped to break up the areas of hard landscaping, removing areas of 6x car parking spaces down the cul-de-sac shared surface areas.

The layout has been revised to ensure there are 2m service margins on both sides of the spine road and those cul-de-sac shared surface areas where there are dwellings on both sides of the road.

As required, a 3m wide maintenance strip has been incorporated to ensure suitable access for servicing of the drainage ditch in the south-east corner of the site.

The scheme continues to comply in regard to the required separation distances of dwellings.



Landscaping

With the reduction of the number of dwellings and hard standing across the site, a greater number of trees have been incorporated throughout the scheme, including in the cul-de-sac shared surface areas and in some back gardens.

The TPO oak tree in the north-west corner of the site has been retained.

Parking

The scheme is compliant with WBC parking standards, providing a mix of allocated, unallocated and visitor parking spaces. The unallocated and visitor parking is pepper potted throughout scheme to ensure short walking distances from all dwellings to those spaces available close by. Some car ports have been introduced and garages have been retained. In addition, some of the parking to service the flats is unallocated.

Elevations and detailing

As shown on the enclosed updated streetscenes, the two apartment blocks have been amended to ensure that they are less bulky and more modern in appearance to fit with the illustrative designs for the proposed neighbourhood centre and the school building. Balconies have been introduced to provide greater amenity space for future residents.

The elevations and fenestration of a number of the units across the scheme have been redesigned with greater use of brick detailing and render.

Overall, the scheme is planning policy compliant, meets highway requirements in regard to parking, service margins and vehicle tracking and incorporates significant landscaping including a tree-lined spine road and the streamline park. The site offers the opportunity for a unique architectural style, whilst being faithful to the materials/vernacular established across North Wokingham.

It is noted that the Inspector for a recent appeal (ref. APP/X0360/W/15/3097721) concluded that there is currently a five year housing land supply shortfall in Wokingham Borough. The Council's housing land supply is particularly reliant on swift Strategic Development Location (SDL) delivery. Bovis is on site delivering the wider elements of Matthewsgreen and Bovis and Thames Valley Housing Association are able to commence this phase as soon as possible.

We wish to request that given our extensive liaison that the planning application be determined by the Planning Committee on 20 July. In the meantime should you have any queries please do not hesitate to contact me.

Yours sincerely



Charles Collins
Savills Planning

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Copy: Jonathan Wheeler – Bovis Homes
Jon Clowes – Thames Valley Housing Association