

**NORTH WOKINGHAM SDL
COMMUNITY FORUM**

AGENDA

Date: Monday July 18, 2016

Venue:

Time: 7pm

Chair: Councillor Parry Batth

Time	Subject
7pm	Welcome and introduction from chairman – Cllr Parry Batth
7.10pm	Primary care provision – <i>a brief presentation from Lois Lere, Director of Operations of Wokingham Clinical Commissioning Group</i>
7.30pm	Primary School and community facility update – <i>A brief presentation from Wokingham Borough Council followed by an opportunity to ask questions on this subject</i>
7.50pm	Highways update (including flood alleviation) – <i>A brief presentation from Wokingham Borough Council followed by an opportunity to ask questions on this subject</i>
8.20pm	Development update – <i>Savills and Linden Homes will present on their latest phase application</i>
8.40pm	Bell Farm planning proposals – <i>A brief presentation from the developer consortium followed by an opportunity to ask questions on this subject</i>
9pm	Construction Environment Management Plans (CEMP). – <i>A brief presentation from Bovis Homes followed by an opportunity to ask questions on this subject</i>
9.30pm	Close

Date of the next meeting: Wednesday September 21

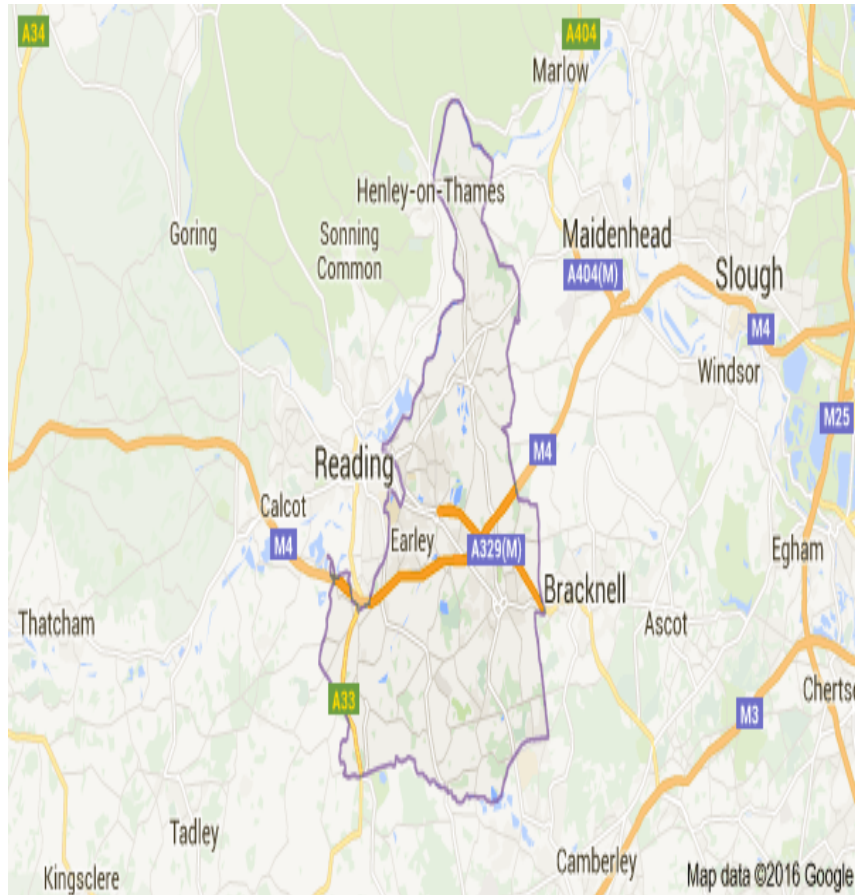
Forward programme of agenda item for future forum:

- **Local Plan Update**
- **Open green space**

Wokingham CCG Primary Care Strategy

Lois Lere
Director of Operations

Who are Wokingham CCG?



- Wokingham CCG is a group of 13 GP practices
- Responsible for commissioning your hospital, community and primary health care services.
- The CCG has approximately 158,300 patients and a budget of £164m

The National Vision for General Practice



GENERAL PRACTICE
FORWARD VIEW
APRIL 2016

- Investment in General Practice
- Extend the workforce
- Reduce bureaucracy
- Better facilities and technology
- New joined up ways of delivering care

<https://www.england.nhs.uk/ourwork/gpfv/>

Practices in Wokingham CCG

Practices in Wokingham CCG:

- Main site
- ◆ Branch

Practices in South Reading CCG

- ◆ Branch



Where are we now?

- All practices in Wokingham CCG have seen a steady rise in demand for appointments over recent times. We have:
 - A growing population with 13,500 new homes being built by 2026
 - A rising elderly population with more complex needs
 - An increasing trend in the number of births per family



But:

- A number of our GPs and Practice Nurses are due to retire in the next 1-5 years
- Wokingham is a high cost area to set up and do business
- Recruiting and keeping GPs is a problem



What people have told us so far

- Access to the right NHS service at the right time
- Recognition that the NHS in Wokingham will be different in future
- More convenient appointments
- More join up between health and social care services



Vision


- Better information for patients about their health and care
- Helping patients to manage long term conditions
- High quality care within the available resources
- Using technology to achieve better results
- Helping people to prevent illness
- Care for patients in their own home
- Smoother transfer from hospital to home
- Better choice of appointment times and days
- A new team of clinical staff at the surgery
- Care tailored to personal need
- Care delivered in better buildings
- Good value services that suit local people's needs



Plan for the Future

- Services which meet local needs and are fit for the future
- Better links to hospital doctors, so more people can have care in the community
- Closer working between NHS organisations and social care services
- Using technology to improve care
- Easier referrals to other services





**Mathewsgreen Update:
Primary School / Community
Facility**

**Mark Redfearn (Service
Manager: Libraries & Community
Services)**



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Outline Design Brief

Primary School Site

- Primary School for One Form Entry (approx 220 places)
- Building & Site scalable to enable a Two Form Entry
- Nursery Provision on site
- Local Play Area
- Meet DfE Standards for Design


Community Facility

- Size - approximately 600m²
- Kitchen & Food Storage Space
- Toilets, including Children's Toilets & Baby Changing
- Office Space & Storage Space
- Car Parking
- Outside Open Spaces for Events



Matthewsgreen School Site





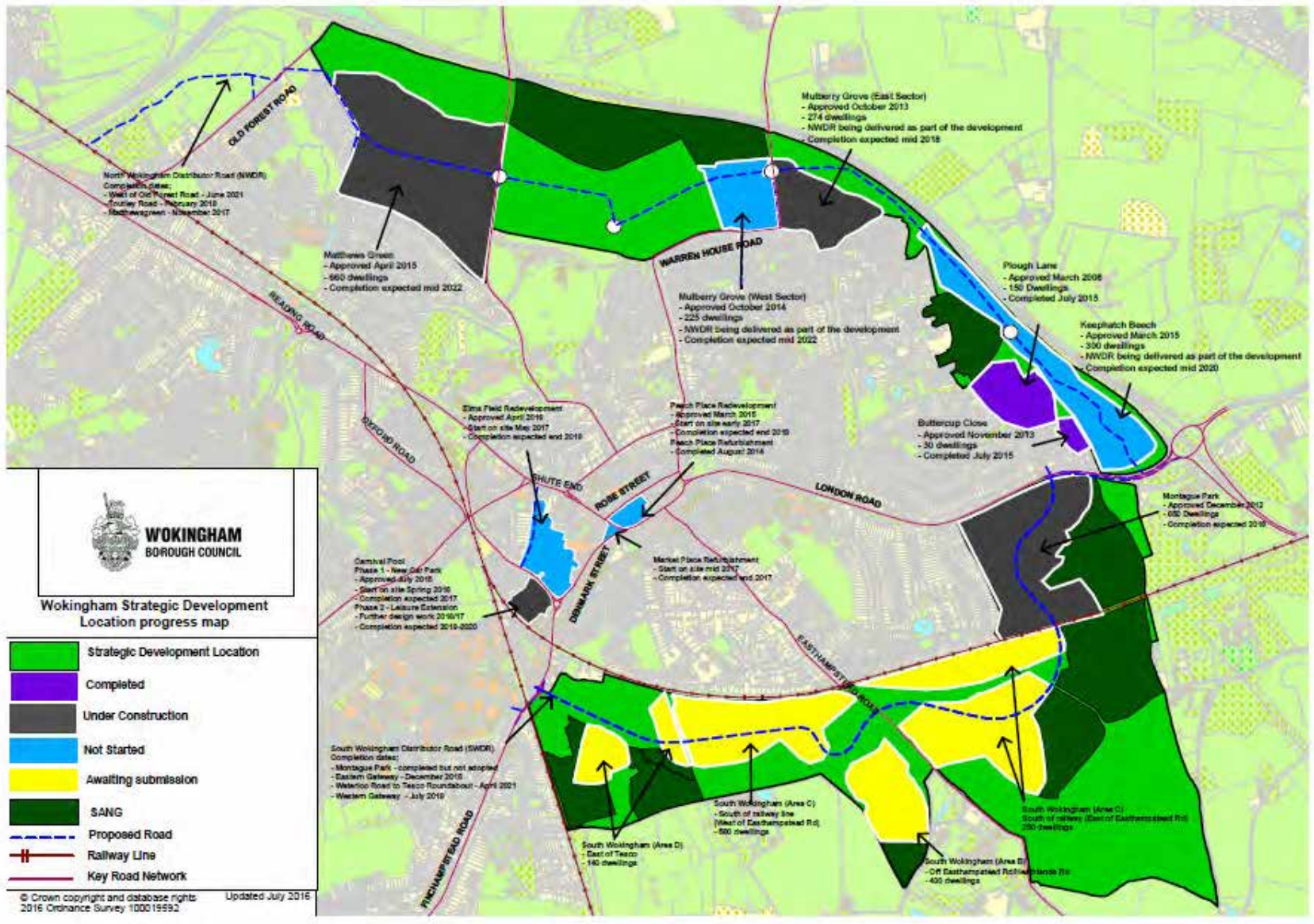
Highways updates: North Wokingham

Chris Easton

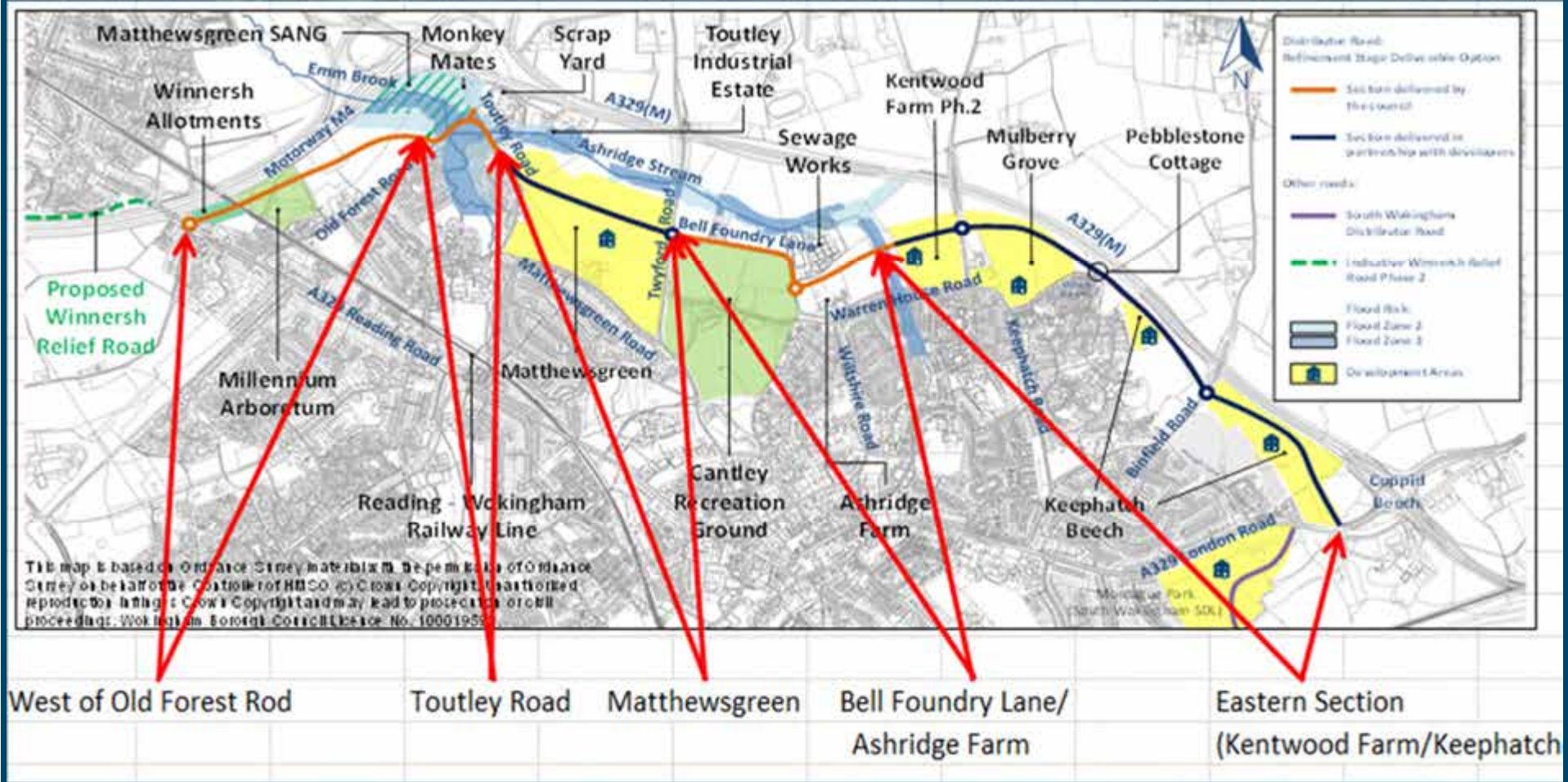
Highways Development Manager



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North Wokingham Distributor Road Sections



North Wokingham Distributor Road Sections

North Wokingham Distributor Road - A329 Reading Road to Toutley Road (WBC)

Key Milestone	Planned Date (March 2016 Baseline)
Submit Planning Application	March 2018
Determine Planning Application	September 2018
Complete Detailed Design	March 2019
Start Construction Mobilisation	December 2019
Road Opening	June 2021

North Wokingham Distributor Road - Toutley Road (WBC)

Key Milestone	Planned Date (March 2016 Baseline)
Submit Planning Application	April 2017
Determine Planning Application	October 2017
Complete Detailed Design	November 2017
Start Construction Mobilisation	April 2018
Road Opening	February 2019

North Wokingham Distributor Road - Matthewsgreen (Developer)

Key Milestone	Planned Date (March 2016 Baseline)
Start Construction Mobilisation	January 2016
Road Completion	July 2017

North Wokingham Distributor Road - Bell Foundry Lane (WBC)

Key Milestone	Planned Date (March 2016 Baseline)
Submit Planning Application	April 2017
Determine Planning Application	October 2017
Complete Detailed Design	November 2017
Start Construction Mobilisation	April 2018
Road Opening	February 2019

North Wokingham Distributor Road - Ashridge Farm (Developer)

Key Milestone	Planned Date (March 2016 Baseline)
Submit Planning Application	Not yet known
Determine Planning Application	Not yet known
Complete Detailed Design	Not yet known
Start Construction Mobilisation	Not yet known
Road Opening	Not yet known

North Wokingham Distributor Road - Kentwood Farm West (Developer)

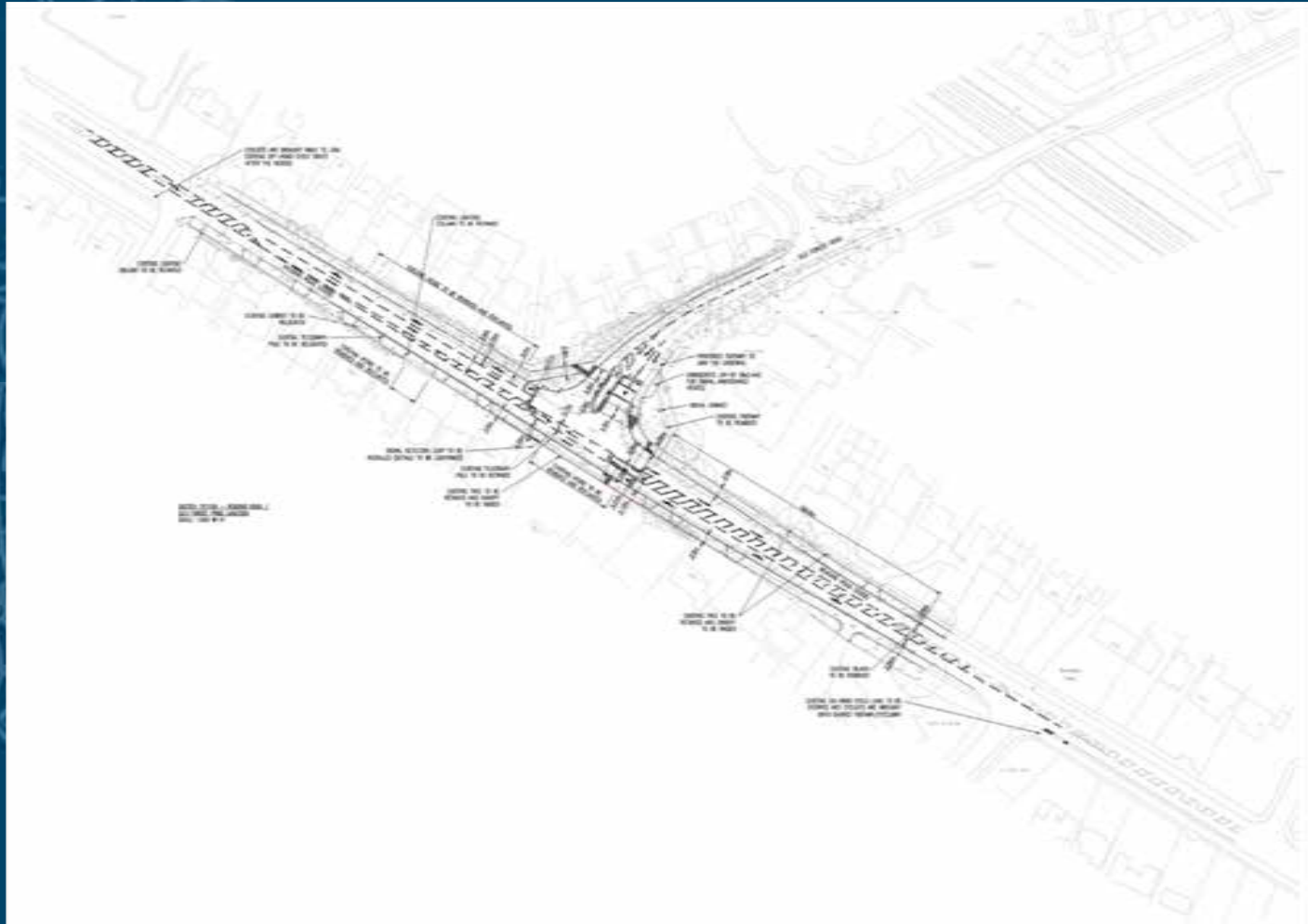
Key Milestone	Planned Date (March 2016 Baseline)
Submit Planning Application	Not yet known
Determine Planning Application	Not yet known
Complete Detailed Design	Not yet known
Start Construction Mobilisation	Not yet known
Road Opening	Not yet known

North Wokingham Distributor Road - Keppatch Beech (Developer)

Key Milestone	Planned Date (March 2016 Baseline)
Determine Reserve Matters Application	July 2016
Start Construction Mobilisation	Late Summer 2016
Road Opening	Late Summer 2018

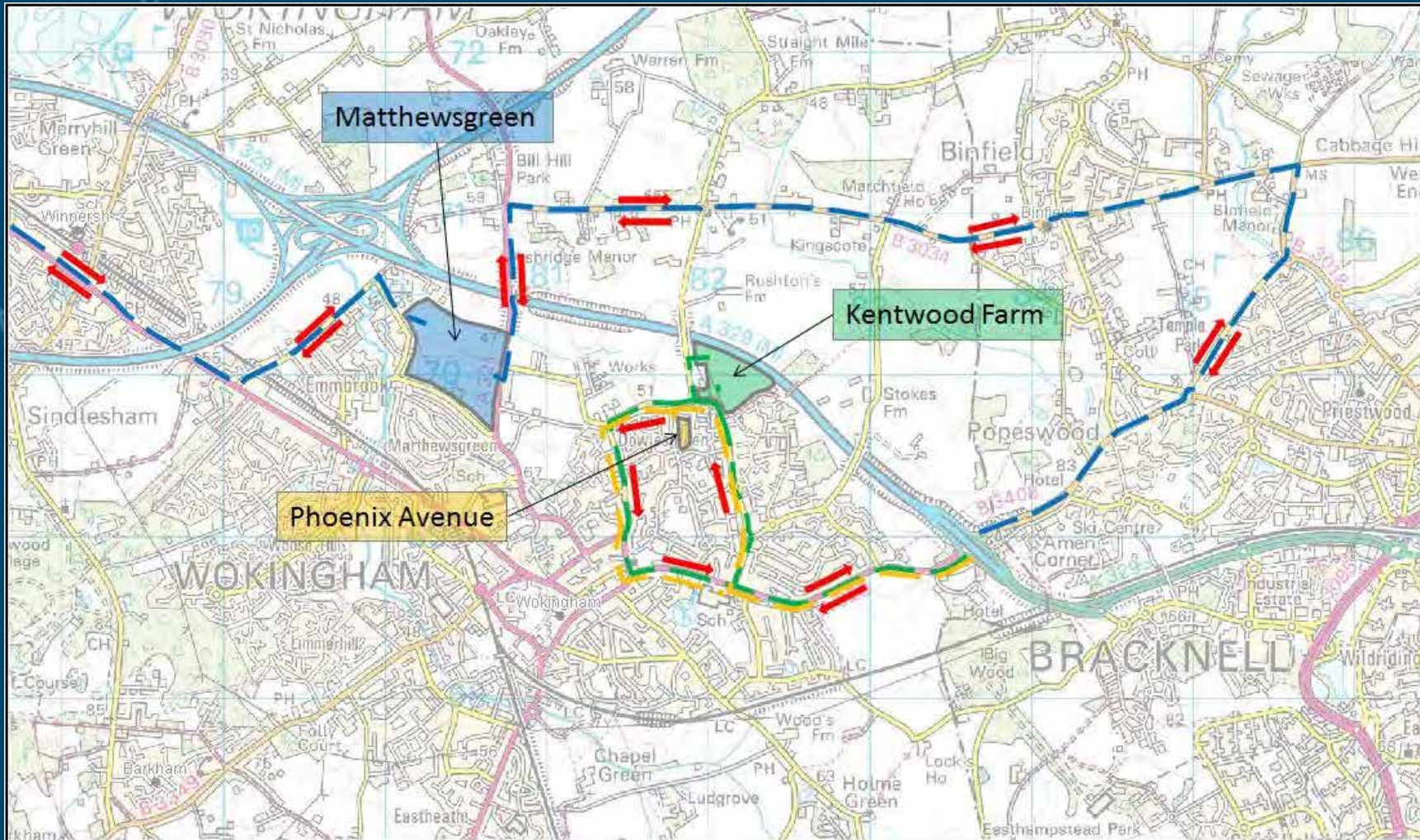


Old Forest Road Junction with Reading Road



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North Wokingham Construction Routing



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Land at Toutley Road, Matthewsgreen Farm



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Monday 18th July 2016



Overview

1. About Linden Homes
2. Our proposals
3. Community engagement
4. Considerate Constructors
5. Timescales
6. Questions?

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Monday 18th July 2016



About Linden Homes

- Country's fifth largest housebuilder
- Part of the Galliford Try Group
- Prides itself on high quality design and creative developments
- Award-winning housebuilder
- A member of the Considerate Constructors scheme



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Monday 18th July 2016



Our proposals

The principle of development is established as the site benefits from outline planning consent. Our proposals will form a detailed planning application to provide:

- 73 new homes including 16 affordable homes
- 157 car parking spaces - 114 allocated, 30 unallocated and 13 visitor spaces (excludes garages)
- Comprehensive landscaping and boundary treatment including a new feature oak tree located at the northern end of the site
- Section 106 contributions in line with the existing planning consent

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Monday 18th July 2016





Draft site layout

Community engagement

- Resident and stakeholder meetings held during June and July
- Update newsletter to be issued following application submission
- Freephone project information line: 0800 298 7040 for ongoing contact
- Communication at key project stages

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Monday 18th July 2016



Considerate Constructors

- Linden Homes is a member of the Considerate Constructors Scheme
- This plan will include our hours of operation and delivery times to ensure any disruption is kept to a minimum
- Our construction communications will keep neighbours up to date regarding activity on site

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Monday 18th July 2016



Timescales

- Application submission in July
- Anticipated committee decision in October/November 2016
- Subject to committee determination, it is anticipated work on site will begin in early 2017

Questions?

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Monday 18th July 2016



Bell Farm
Wokingham

Berkeley
Designed for life

The Site & Surroundings



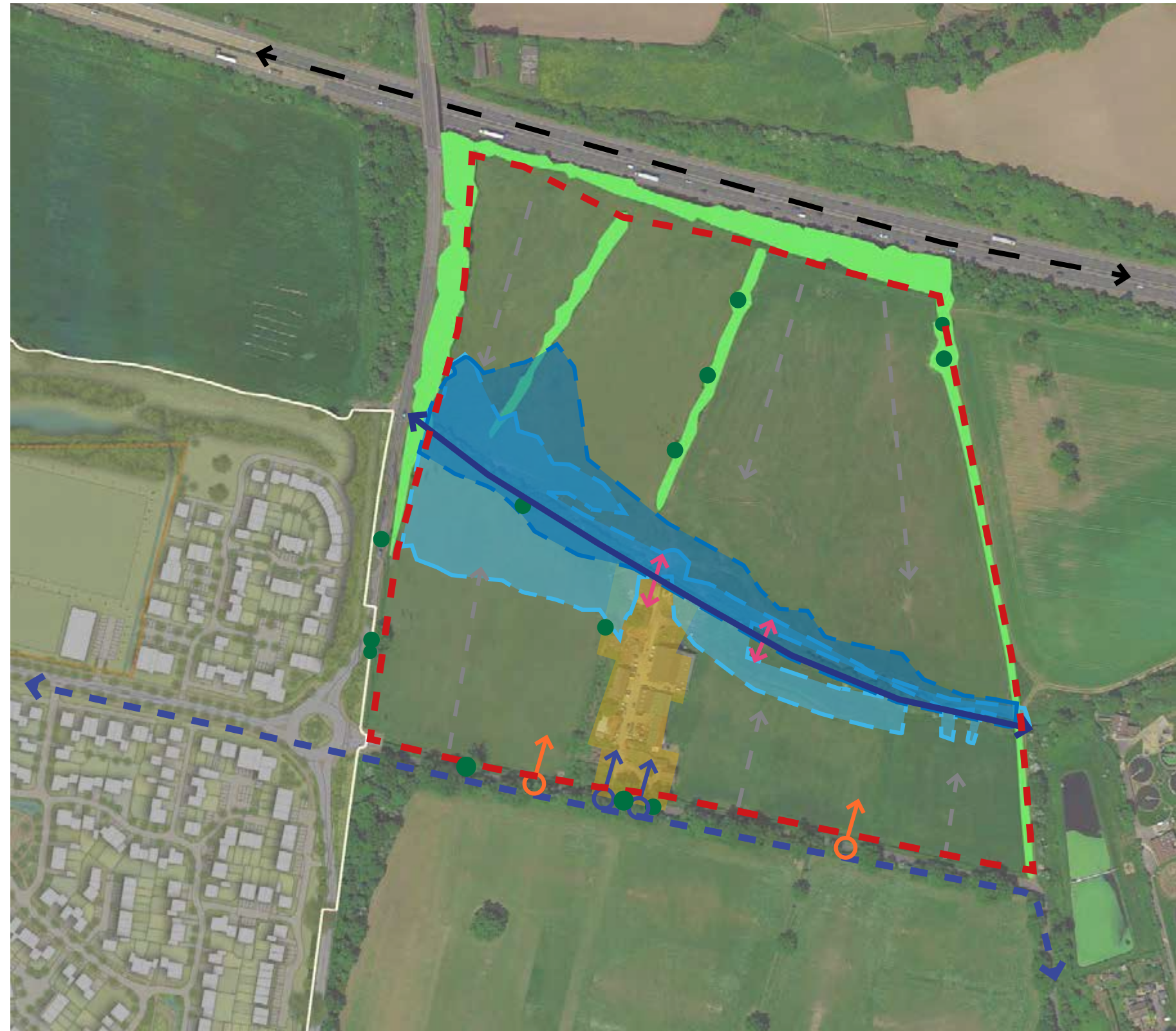
Planning Background



North Wokingham Strategic Development Location

Site Constraints & Opportunities

- KEY:**
- Site boundary
 - ← A329 bypass
 - ← NWDR route
 - ↻ Existing site access
 - ← Ashridge stream
 - Existing flood plain
 - Proposed flood plain
 - ← Existing footbridge crossing
 - ← Falls of the land
 - TPO trees
 - Existing hedge to be retained
 - Existing farm-buildings & house
 - ↻ Proposed site access



Proposals

Our Vision

To create a high quality, sensitively designed development of 128 new homes, with large areas of public open space, including a country park with access to Ashridge Stream, ponds and future wooded areas.



Proposals






New Open Space & Connections

We propose to open up large areas of the site, creating new public open spaces served by pedestrian and cycle links. A large proportion of the existing private land will be transformed into new open space available to the public.

- KEY:**
- ◄ Existing Road
 - ◄ New Footpaths and Roads
 - ◄ New Footway/ Cycleway
 - ◄ Proposed SANG Footpaths & Boardwalks
 - * Informal Play Spaces



Proposed Character Areas

- KEY:**
-  Bell Foundry Lane & Green Links
 -  Ashridge Stream
 -  The Glades
 -  The Ponds
 -  The Meadows



Bell Foundry Lane & Green Links



Ashridge Stream



The Glades



The Ponds



The Meadows



Proposed Architectural Character - Entrance Road



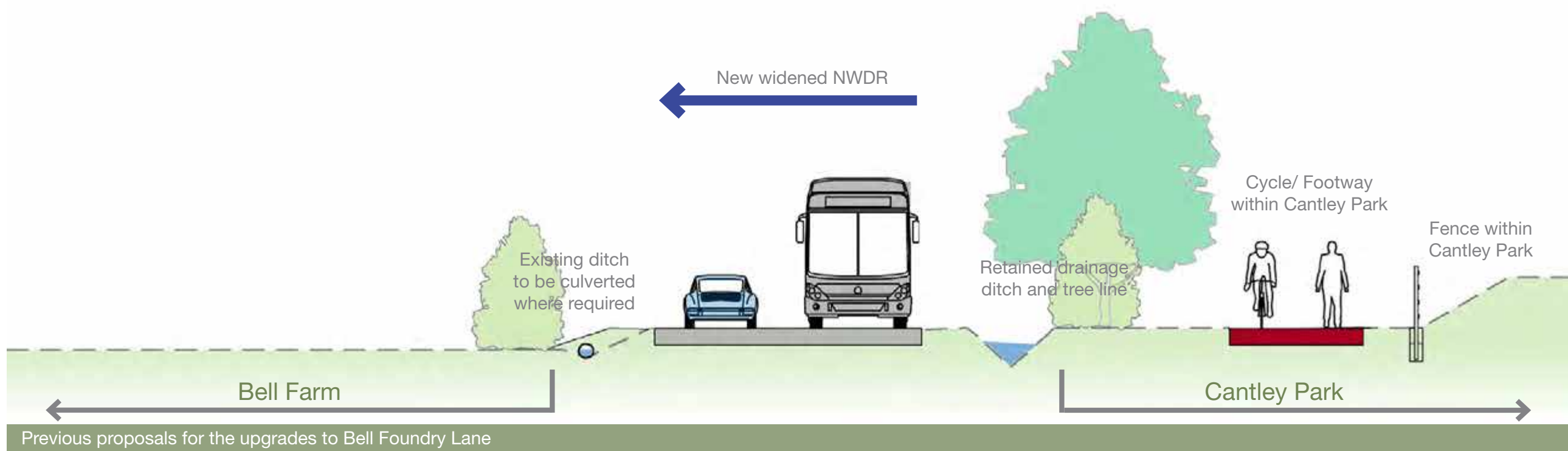
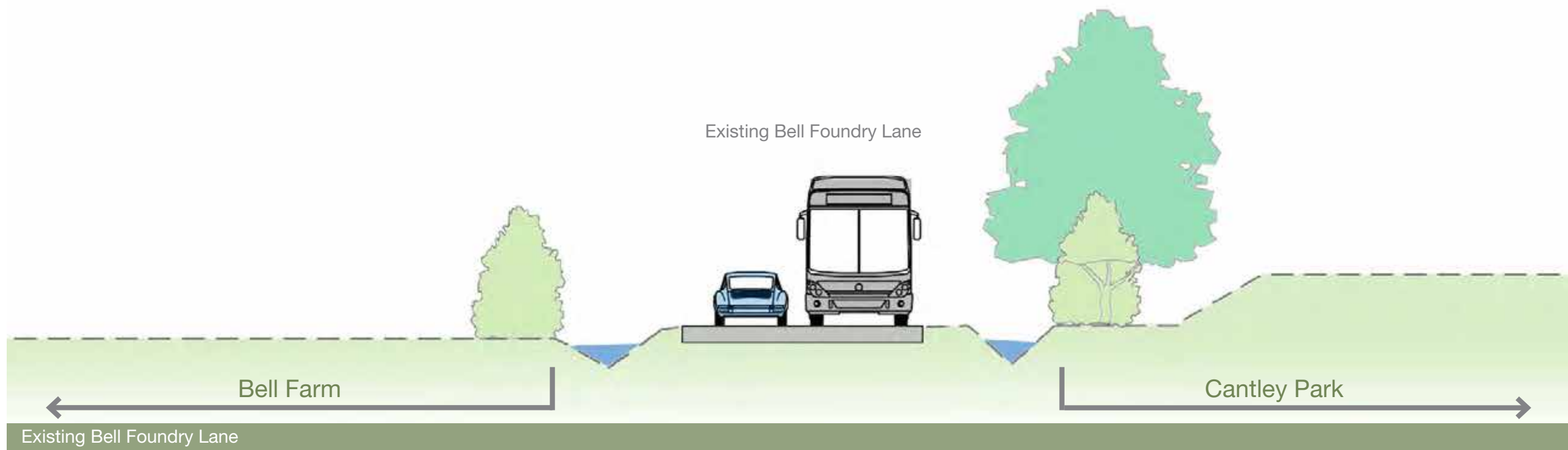
East Ashridge Stream



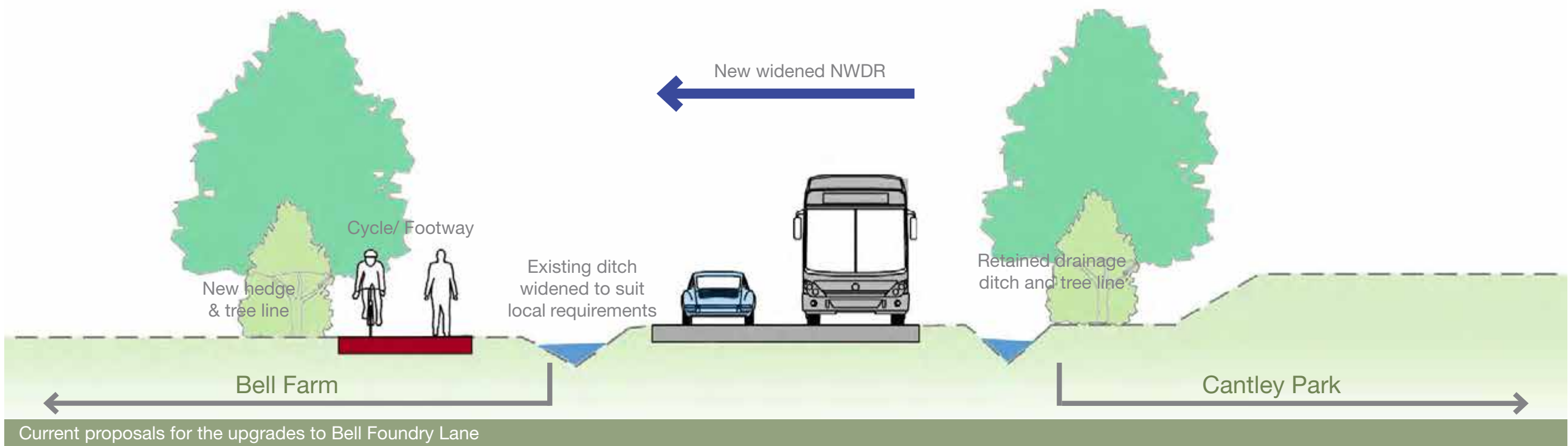
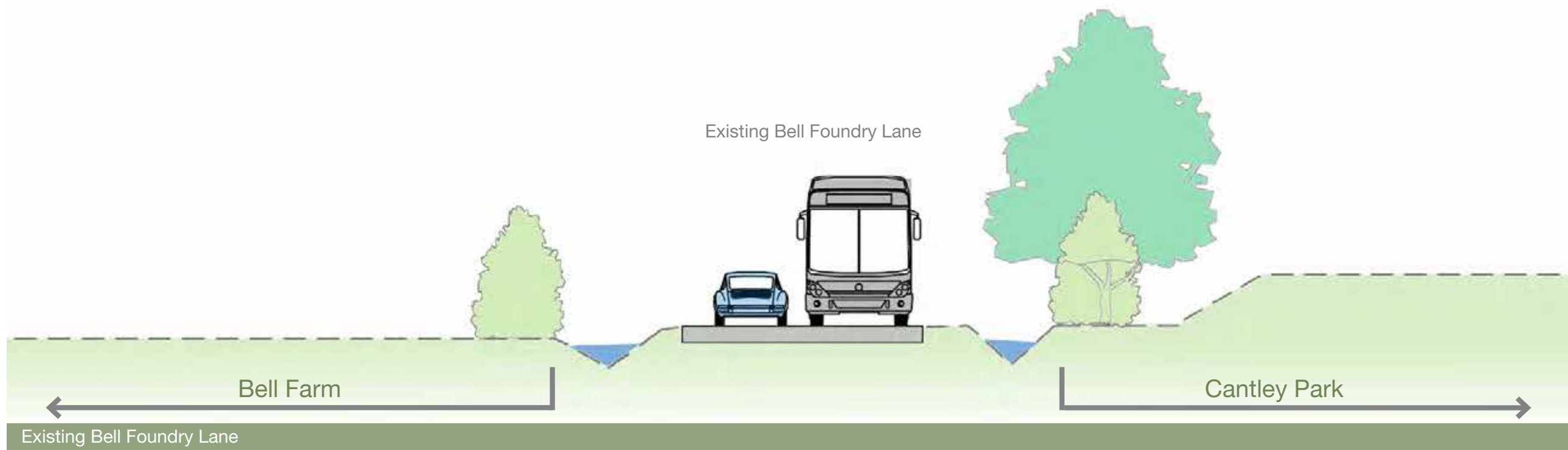
West Ashridge Stream



Treatment of Bell Foundry Lane - Previous Proposals



Treatment of Bell Foundry Lane - Current Proposals



Benefits of our development

Open Space

Over 22 acres of publically accessible open space in the form of a country park. The country park will include:

- country walk of over 2km;
- boardwalks and viewing areas;
- informal play areas;
- new ponds;
- meadow areas;
- enhanced wildlife and biodiversity.

Highways

- Improvement to the design of the Bell Foundry Lane section of the NWDR;
- Provision of land to facilitate the improved NWDR design;
- Footpath/cycleway to link in with the remainder of the NWDR.

High Quality Housing

- A sensitively designed development responding to characteristics of the local area;
- Individual bespoke designed family homes;
- Provision of affordable housing within the Borough;
- An opportunity to provide a planned development which will assist in meeting WBC's future housing land supply.

Community Infrastructure Levy (CIL)

New developments are required to contribute to the provision of infrastructure and refurbishment of existing provision to support the additional new development on both local and strategic infrastructure. These CIL receipts of c. £3 million could contribute towards the following within the Borough:

- Construction of the NWDR;
- Other transport improvements;
- Education;
- Green Infrastructure including allotments, outdoor sports/play facilities;
- Community/Social Infrastructure including libraries and community centres;
- Public services including health centres.

Thank you

Any questions...?



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Wokingham

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