

Proposals submitted
for land at
Matthewsgreen Farm,
off Toutley Road

WOKINGHAM



Views across open space
from woodland plantation

Application reference: 162140

Introduction

Linden Homes is pleased to confirm that a reserved matters (detailed) planning application for new homes and open space on land at Matthewsgreen Farm off Toutley Road has been submitted to Wokingham Borough Council.

The application has been designed in accordance with the policies and vision for the North Wokingham Strategic Development Location (NWSDL) which benefits from an outline planning permission, approved in April 2015.

The Council will now undertake its own consultation on the plans before making a decision later this year.

This newsletter provides you with further details and information relating to the submitted application.

Scheme overview

Our proposals have been carefully formed using the principles of the outline application and previously approved Design and Access Statement.

Our proposals will provide:

- **73 new homes**, including 16 affordable homes. The housing will include a mix of:
 - 1 and 2 bedroom apartments
 - 2, 3, 4 and 5 bedroom homes
- **160 car parking spaces and inclusion of cycle storage**, in line with the Council's guidelines on parking provision, excluding garages
- **Comprehensive landscaping and boundary treatment**, including:
 - A new feature oak tree located at the northern end of the site
 - Enhancements to the existing features of the site, which is ideally located in close proximity to the new Sustainable Alternative Natural Greenspace (SANG)
- **The generation of funding for the Council** through both the Government's New Homes Bonus Scheme and Section 106 contributions in line with the existing planning consent

Background

In April 2015, the Council granted planning permission for a mixed use development comprising approximately 760 units on land at Matthewsgreen Farm.

With the principle of development already established, Linden Homes' submitted planning application relates to land known as 'Phase 2B' of the wider site.

Prior to submitting the application, Linden Homes undertook a series of meetings with the site's neighbours, local stakeholders and third party groups, including a presentation to the North Wokingham SDL Community Forum. Communication and engagement will continue throughout key stages of the planning application process, including attendances at future community forum meetings.

Scheme layout

The final layout follows the principles of the approved outline planning application and Northern Distributor Road.

The affordable homes will be located in the western corner of the site with an apartment building facing out towards the open green space.

A private block of apartments is located midway along the south-eastern boundary. This faces the retained existing belt of parkland greenery lining the boundary, which creates a green corridor.

Scheme design and materials

The Design Statement complies with the requirements of the outline application and adheres to the approved Pattern Book of the Approved Design and Access Statement.

In striving to create a design that is keeping with the surroundings, Linden's team of architects have spent time studying the rural architecture of the local area. Proposed buildings blend traditional architectural features and the use of local building materials, including:

- Red multi brick
- White and off-white render
- Vertical tile hanging, including rows of club tiles
- Red roof tiling
- Edwardian and horizontal bar style casement windows
- Gable style and lean to porches



Site layout plan

Key

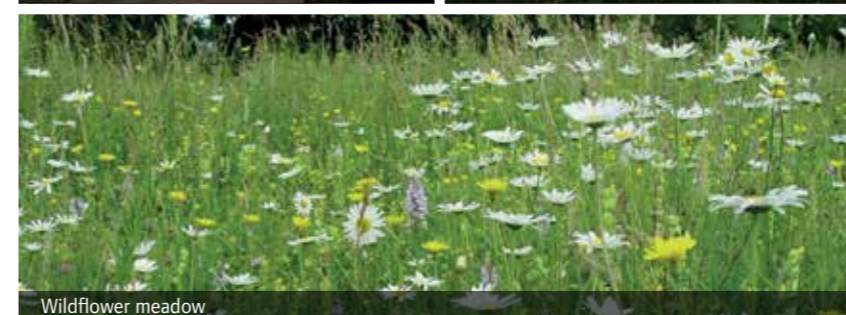
- Existing trees and vegetation retained along the northern boundary to provide a visual barrier to the proposed development site.
- Wildflower meadow planting for amenity and to enhance biodiversity and habitats for wildlife on the site.
- Replacement planting of semi-mature oak trees, strategically placed to form focal points at the end of the road through the site.
- Surface water attenuation basins to receive marginal aquatic and wetland wildflower meadow planting, increasing biodiversity on the site.
- Cycle path providing connectivity with proposed cycleway through the whole of the development.
- Existing woodland belt to be retained to maintain the ecological benefits and provide a visual barrier.
- Redundant carriageway along Toutley Road to be lifted with care to avoid damage to existing tree roots. Area to become grassed, providing an enhanced setting to the existing tree. Paths to provide connectivity.
- Avenue of trees along new road providing formal structure and visual screening.
- Mixed native hedge planting to soften views of the development from adjacent existing properties.
- Existing hedgerows to be retained and managed to provide a neat, mature boundary to the site.
- Proposed native woodland planting to provide visual barrier between the site and the adjacent commercial buildings and to enhance the site for wildlife.
- Existing tree to be retained.
- Wildflower buffer.



Cycle path



Native woodland planting



Wildflower meadow

Housing mix

Private (57 homes) comprising:

- 3 x one bedroom apartments
- 6 x two bedroom apartments
- 16 x three bedroom houses
- 26 x four bedroom houses
- 6 x five bedroom houses

Affordable (16 homes) comprising:

- 2 x one bedroom apartments
- 5 x two bedroom apartments
- 5 x two bedroom houses
- 3 x three bedroom houses
- 1 x four bedroom house

Access and car parking

The main access route extends from the southern corner through to the public open space towards the north of the site.

The total number of allocated, unallocated and visitor car parking spaces exceeds 2 per dwelling, surpassing the Council's minimum standard.

The proposals include:

- 114 allocated spaces
- 31 unallocated spaces
- 15 visitor spaces
- 39 garages

Landscaping

As part of the proposals, Linden has prepared a set of landscaping proposals that will create an attractive setting for the scheme.

The majority of existing trees, hedges and vegetation will be retained and managed to create a mature boundary to the site.

This includes:

- Retaining and enhancing trees and vegetation along the northern and northeastern boundary
- Retaining the existing woodland belt

This will be supplemented by additional planting and landscaping to enhance biodiversity and create habitats for wildlife on the site.

The proposals include:

- Native woodland planting
- Mixed native hedge planting
- Wildflower meadow planting
- Replacement of semi-mature oak trees
- Native shrub planting



Proposed development fronting Toutley Road along green corridor



An apprentice receiving training



A Linden Homes site under construction

Community benefits

The delivery of new homes on this site, which already has outline planning permission, would provide a number of benefits to the wider community, including:

- The provision of 73 homes, including affordable homes
- A comprehensive landscaping strategy to protect and enhance neighbours' privacy
- Opportunities for local people seeking apprenticeships in the building industry
- Creation of 109* new jobs on site during the construction phase
- Funding for Wokingham Borough Council, including a New Homes Bonus Payment of £753,659 over six years
- Energy-efficient new homes built to the latest standards, helping reduce the cost of utility bills

* Professor Michael Ball, Reading University, *The Labour Needs of Extra Housing Output (2005)*

Construction management

We will agree a construction management plan with the Council which 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 and will provide an opportunity for questions or concerns to be answered throughout the development stages.

Next steps

Following its own consultation, the Council will decide on the application later this year.

Linden Homes will continue to keep stakeholders and the community updated throughout key stages of the planning process and will also be attending future community forum meetings.

Contact the team

If you would like any further information, please do not hesitate to contact us on Freephone **0800 298 7040** or visit our website at www.lindenhomes.co.uk/community/toutleyroad

