



## Matthewsgreen Farm

### Matthewsgreen Farm Newsletter - December 17

Planning Update:

Phase 4 – What will it look like?

The next phase of development on the Matthewsgreen Farm site is Phase 4, which is largely focused on delivering more of the homes earmarked for the site. Phase 4 covers the land south of the Northern Distributory Road (NDR) and connects the Phase 1a and 2a developments.

Phase 4 will comprise of 253 dwellings, of which the vast majority (over 200) will be 2-storey houses. There will also be three 3-storey apartment blocks in key locations by the NDR.

A main aim of Phase 4 is to tie various key elements of the whole scheme together and to link the site with the wider area, so it has been split into three character areas which help the new homes to fit in with their surroundings.

The first character area focuses on the homes that run adjacent to the NDR and these will have a quite contemporary feel, while houses facing into Twyford Road and Matthewsgreen Road will have a more rural look, to be more sympathetic to the greener surrounding environment.

The main body of the site between these two character areas will follow a similar design to the homes already delivered in Phase 1a and will be arranged around a central green space with tree-lined avenues leading to it from surrounding roads, increasing the landscaping and quality of the public environment across Phase 4.

The reserved matters application for Phase 4 has been submitted and subject to approval from Wokingham Borough Council, we hope to begin work in Summer 2018.



#### North Wokingham Major Projects Forum

On Wednesday 15<sup>th</sup> November 2017, Bovis Homes attended the North Wokingham Major Projects Forum with a display outlining some of the key features of Phase 4 of the Matthews Green Farm development.

The event was well attended with both local residents and councillors attending our stand and speaking with the project team, who were on hand to answer any questions.

Wokingham Borough Council presented their application for a new school and advised that they aim to get planning approval in December and the site ready by end of February, for interested contractors to view the site.

At the end of the session, Cllr David Lee hosted a Q&A session where residents had the chance to ask questions and raise any concerns they had with council officers and Bovis Homes Development Director, Jim Dennis.



#### Planning News In Brief:

##### Old Forest Road Meadows

The Old Forest Meadows SANG will soon benefit from a noticeboard showing all the different kinds of wildlife which can be found in the park, along with a map of the area. This will be in place in the new year.

##### Toutley Road Improvement Works

The Toutley Road improvement works began on 4 December and will be complete by Christmas. The Toutley Road/ Matthewsgreen Road crossing will be done in January outside of school holidays, while the Emmbrook School crossing will be completed during the February half-term break.

##### Northern Distributor Road Opening

There have been ongoing discussions between the Council and Bovis regarding the NDR, and it is now expected that this work will be complete for the road to be opened by the middle of February 2018.

##### Sales at Matthewsgreen

Homes at Matthewsgreen have been selling well, and for December we expect to have 59 homes sold and 56 occupied in Phase 1, with 82 sold and 11 occupied in the Affordable Housing at Phase 2



#### Matthewsgreen Farm at Christmas

With the festive season sneaking up on us, we wanted to let you know what will be happening on the Matthewsgreen Farm site over the holiday period.

The site will shut down for Christmas by midday on Saturday 23rd December and work will resume from Tuesday 2nd January. For any queries over this time, please email [communities@cratus.co.uk](mailto:communities@cratus.co.uk)

Keep an eye out for our community Christmas tree which we will be lighting at the beginning of December - we will make sure that these lights are not left on overnight.