##### **ERA**

Chairman

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##### **Emmbrook Residents’ Association**

#### ONE VOICE

###### REPRESENTING EMMBROOK RESIDENTS

10th September 2019

Development Management,

Wokingham Borough Council,

Shute End,

Wokingham,

RG40 1WR

Dear Sirs,

**Planning Application No. 191949**

**Site Location: Matthewsgreen Farm Development**

**Proposal: Application for a revised layout for part of Phase 4**

I am writing to submit the ERA’s objections to the proposed plans for the area referred to as the “Entrance/NDR” on the Parameters Plan Character Areas 1331.411.

The proposal for this area consists of replacing the large block of flats approved in applications 172751 and 181888 on the southern side of the Queens Road (NDR) with three blocks of flats, coupled with the replacement of the adjacent block of 12 two storey houses with four blocks of flats. As a consequence, taking into account the blocks previously approved, the development along this section of the Queens Road would consist entirely of six three storey blocks of flats with five of them positioned as close together as possible. The area immediately to the south of this row consists of a further four blocks with the space between the blocks overwhelmingly taken up by parking courts and driveways, with minimal soft landscaping. The overall result is that this whole area would take on the character of a flatted development ghetto reminiscent of the worst examples of 1970/80’s developments.

This aspect of the proposal is further “enhanced” by the blocks along Queens Road being positioned as close to the road as possible, in contrast to the houses which they replace, which were separated from the road by a verge and driveway. This is in stark contrast to the development on the northern side of Queens Road which consists of the local centre and the primary school. The three storey height of the local centre is balanced by the three storey block opposite to it approved in application 191232; but the same cannot be said for the remaining five blocks opposite the school which has a far less intrusive profile as it is only two storeys high, sits lower than the road due to the contours of the land, and is also positioned well back from the road.

The applicant does not offer any valid planning reasons for this intensification of flatted development, double that accepted by the approval of planning applications 191725 and 181888, and it is clear that there are none. Further to this it is submitted that the comments above demonstrate that this proposal represents an overdevelopment that fails to conform to the National Planning Policy Framework requirement to “always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”, a requirement that is also repeated in WBC’s Core Strategy Development Plan Document.

Bearing in mind the close proximity of the flats to the Queens Road it is further submitted that, if the Planning Authority is minded to approve this application, an assessment of the external noise the proposed development will be subjected to at all floor levels must be carried out. This is required in order that Condition 51 of the approval of the outline application O/2014/2422 can be complied with.

Yours faithfully,



Paul Gallagher

Chairman

Emmbrook Residents Association