

Tel: (0118) 974 6230 (Direct Line)
07714 226783
Email: david.smith2@wokingham.gov.uk
Date: 18/11/2019



**WOKINGHAM
BOROUGH COUNCIL**

Commercial Property
Shute End
Wokingham
Berkshire RG40 1WR
Tel: (0118) 974 6000

Dear Resident,

PLANNING APPLICATION TO BE SUBMITTED FOR TOUTLEY DEPOT SITE

I am writing to let you know that Wokingham Borough Council are submitting a planning application at the end of this month for the redevelopment of the Toutley Depot Site.

On the following page is a plan which shows the existing depot site and our proposals. In addition, we are holding a **drop in session at Emmbrook Village Hall – Thursday 21st November – 3pm to 5pm** where council officers will be on hand with plans to answer any questions you may have about the redevelopment proposals.

If you do have questions about the proposals but cannot make the drop in session, then please do contact me directly either on the phone number or at the email address listed at the top of this letter.

The Council's Commercial Property Team will submit the application to the Local Planning Authority (LPA) in the normal manner and the LPA will undertake a formal consultation to allow comments to be made and taken into account prior to determining the application.

To set the context, the Council's highways, waste, street cleansing and green spaces maintenance contractors are currently operating out of the existing site. However, whilst the existing buildings on site are allowing the contractors to currently operate, the buildings themselves are reaching the end of their useful life and are no longer entirely fit for purpose.

The council therefore commissioned a masterplan for the demolition of the existing depot building(s) and the redevelopment of the site. The key requirements of the proposal are to accommodate the operational requirements of the existing contractors on site into new buildings; and at the same time achieve a phased delivery to ensure the ongoing operations of the working depot for the duration of the construction/demolition period. The design team have also taken into account the various constraints at the site – flood zones, biodiversity, drainage, slopes, trees and ecology - to ensure the proposals have been carefully designed so that there are no adverse impacts arising from the development.

We do not anticipate that the outward impacts of the development will be significant and consider that the development provides a genuine opportunity to improve how the site both looks and functions.

Should you have any questions or would like any further information about the development proposals, please either come along to the drop in session or contact me directly using the contact details at the top of this letter.

Yours sincerely,

David Smith

Planning & Development Manager



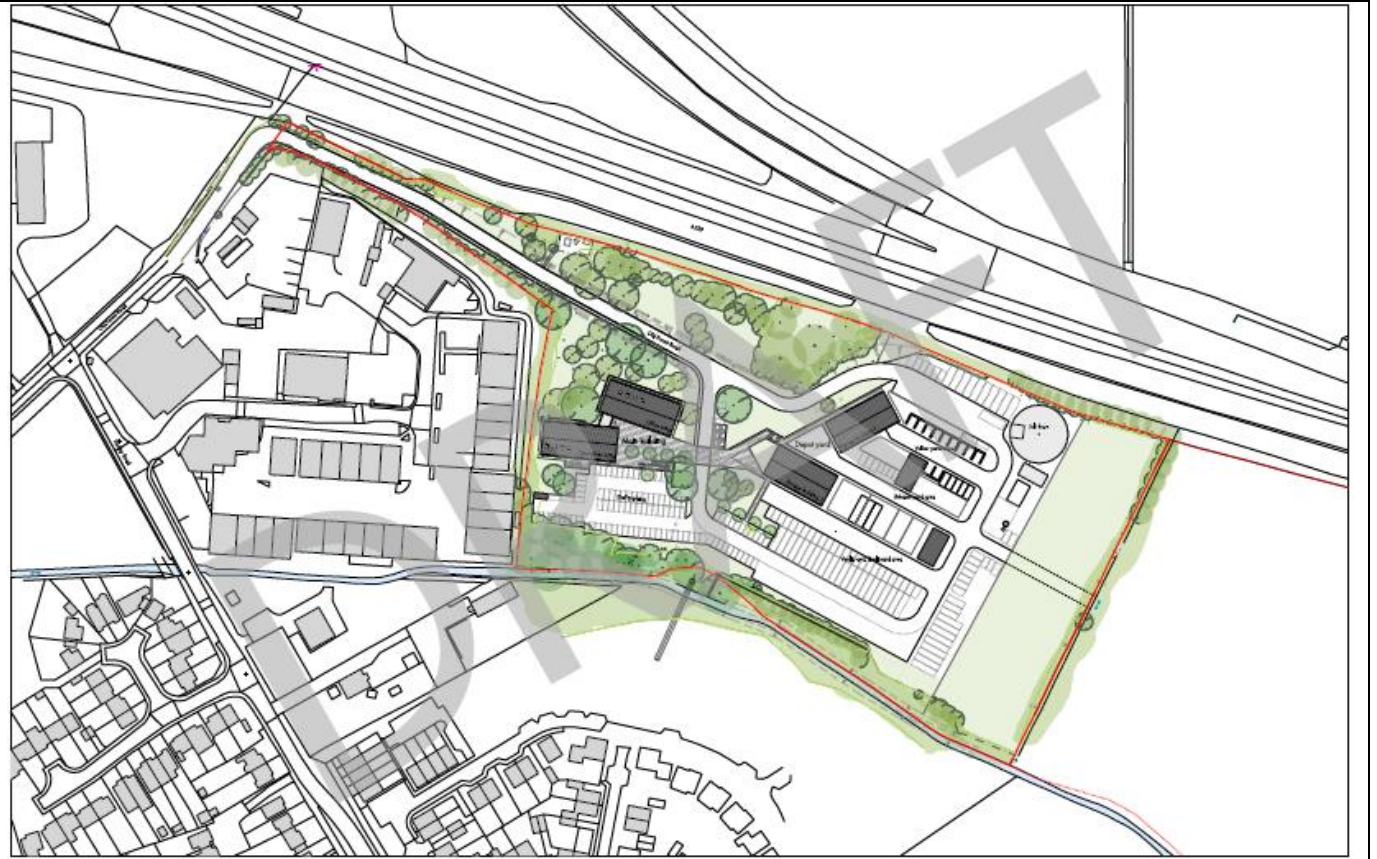
Wokingham Borough Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk

Please note, this letter is an opinion of an officer of this council only which is of an advisory nature, and is given without prejudice to any formal decision taken in respect of development of the above site under the Town and Country Planning Act. Should you require any further information, please feel free to contact me on the direct dial number listed above

Existing Depot Site



Proposed Layout



Wokingham Borough Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk

Please note, this letter is an opinion of an officer of this council only which is of an advisory nature, and is given without prejudice to any formal decision taken in respect of development of the above site under the Town and Country Planning Act. Should you require any further information, please feel free to contact me on the direct dial number listed above





Wokingham Borough Council - A Unitary Authority Tel: (0118) 974 6000 www.wokingham.gov.uk

Please note, this letter is an opinion of an officer of this council only which is of an advisory nature, and is given without prejudice to any formal decision taken in respect of development of the above site under the Town and Country Planning Act. Should you require any further information, please feel free to contact me on the direct dial number listed above