##### **ERA**

Chairman

P. Gallagher

10 Ashton Road

Emmbrook, RG41 1HL

0118 989 1176

chairman@emmbrookresidents.org

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

####  ONE VOICE

###### REPRESENTING EMMBROOK RESIDENTS

19th February 2021

Commercial Property Dept.,

Wokingham Borough Council,

Shute End,

Wokingham,

RG40 1WR

Dear Sirs,

**Re: Toutley East Development Proposal**

I am writing on behalf of the Emmbrook Residents Association to submit our comments on the above proposal to build 130 dwellings and a 70-bed care home (or further dwellings if it is decided that the home is not required) on a parcel of land to the east of Toutley Depot. Although the site area is 6+ hectares it is subject to the following features that limit the area available for development:

* The A329(M) motorway on the northern boundary and its associated noise mitigation measures;
* The A321Toutley Road on the eastern boundary and its associated noise mitigation measures;
* The Ashridge Stream and its level 2 and 3 flood zones to the South;
* A buffer zone required between the site and Toutley Depot to the West.

It can be seen from the Council’s Toutley East leaflet that the above have a significant impact on the developable area and the amenity it would provide to its residents. Other factors that will impact the amenity of the site include:

* The A321 Toutley Road rises on an embankment from near the proposed site entrance to a bridge over the A329(M) at the north-eastern corner of the site; it is not clear whether traffic noise from this elevated section of road can be mitigated. The bridge also provides intrusive views into the site;
* In view of the proximity of the two busy roads the level of air pollution the site will be subjected to should be evaluated;
* The level of noise from the Toutley Depot at unsocial times that the development may be subjected to needs to be evaluated. Residential refuse collections start at 6:30AM, meaning that there will be refuse vehicle movements on the depot from at least 6:00AM every weekday. Also, the road salt store will be situated in the north-west corner of the Depot as close as possible to the proposed development (ref planning application 193206). Clearly this store will need to be accessed for the loading of gritting lorries at any time during the winter.

 In view of the above we conclude that the site is totally unsuitable for the development
 proposed here, and that it would not provide a sufficient level of amenity for its residents.
 This view is reinforced by the following observations:

* Although it is difficult to make precise assessments it is clear that the dwellings on the northern boundary of the development are significantly closer to the A329(M) than the equivalent dwellings on the Kentwood Farm estate;
* The developers of the Bell Farm site, just across the A321, clearly decided that it was not viable to build on the equivalent land on their site although it is of a similar size to this one under consideration here. Instead, they have developed it as SANG and informal parkland.
* When WBC decided to reallocate this site as residential development in place of the original proposed extension of the Toutley Road Business Estate they included it in the Draft Local Plan Update – February 2020, which states in Paragraph 4.47 “*The Wokingham Core Strategy identified a Strategic Development Location to the north of Wokingham (Policy CP20) to deliver a sustainable, well designed, mixed-use development for around 1,500 dwellings to be delivered by 2026. This policy is updated to reflect proposed site allocations at Ashridge Farm for 150 dwellings, and Land east of Toutley Depot for* ***100*** *dwellings, and any known completions on the SDL as at April 2018”.* It did NOT say **130** dwellings AND a care home (or potentially even more dwellings if the care home should not proceed).

Yours faithfully,



Paul Gallagher

Chairman

Emmbrook Residents Association