



## TOUTLEY EAST

# UPDATE ON LATEST PROPOSALS - JANUARY 2021

### A new approach

In 2010 the Toutley East site, which sits between the Matthewsgreen estate and the A329(M), was allocated by the Council for development of employment opportunities as part of the North Wokingham Strategic Development Location, or SDL.

In early 2020 the Council proposed to change the status of this site from employment to residential within the new draft Local Plan.

This change reflected a number of factors such as the ongoing pressure to build new homes, a review of market demand for commercial buildings, and the high cost of developing such buildings on this site.

In addition to residential the site has also been identified as a potential location for a new dementia care home, recognising an increasing demand for this service within the area and the need to provide the latest in specialist care.

With this in mind the Council has undertaken more detailed studies of the site and produced a Toutley East Masterplan which sets out proposals for how the site could be laid out to work best.

This leaflet gives a summary of the latest proposals.

### Helping to shape the plans

Resident feedback from the Draft Local Plan consultation has been used to develop the latest masterplan which addresses concerns on factors such as flooding and access.

Whilst engagement on the Local Plan continues the Council wishes to share the latest Toutley East proposals with residents now.

The aim of this is to allow residents to have input into the Masterplan at this early stage before an outline application is formally submitted to the Local Planning Authority

### Key parts of the Masterplan

- Circa 130 new homes including affordable housing
- A 70 bed specialist dementia care home opportunity
- New open space and landscaping
- Pedestrian and cycle routes direct to Matthewsgreen centre, schools and community facilities
- Vehicular access from Twyford Road
- Acoustic noise buffer to mitigate noise from A329M



# WHAT'S IN THE MASTERPLAN

## Four Key Masterplan Principles

### Heights, layout and density

- Reflect density of neighbouring developments with primarily two storey homes and some three storey
- Mix of buildings to add interest to site and reduce the risk of blocky rows of houses
- Buildings oriented to help create increased privacy and natural noise reduction

### Landscaped spaces and connection across site

- Use of 'green fingers' to break up the development, create views across the site and create attractive spaces for residents
- Enhanced landscaping on boundary of site to help mitigate noise and increase privacy

### Attractive and safe spaces

- Mix of public and private spaces designed to create interest and help foster a sense of community and safety across site

### Access and connectivity

- Strong hierarchy of roads with primary route running through site and quieter residential spaces to edges
- Designed to encourage pedestrian and cyclist movement across site and into neighbouring areas.

## New homes

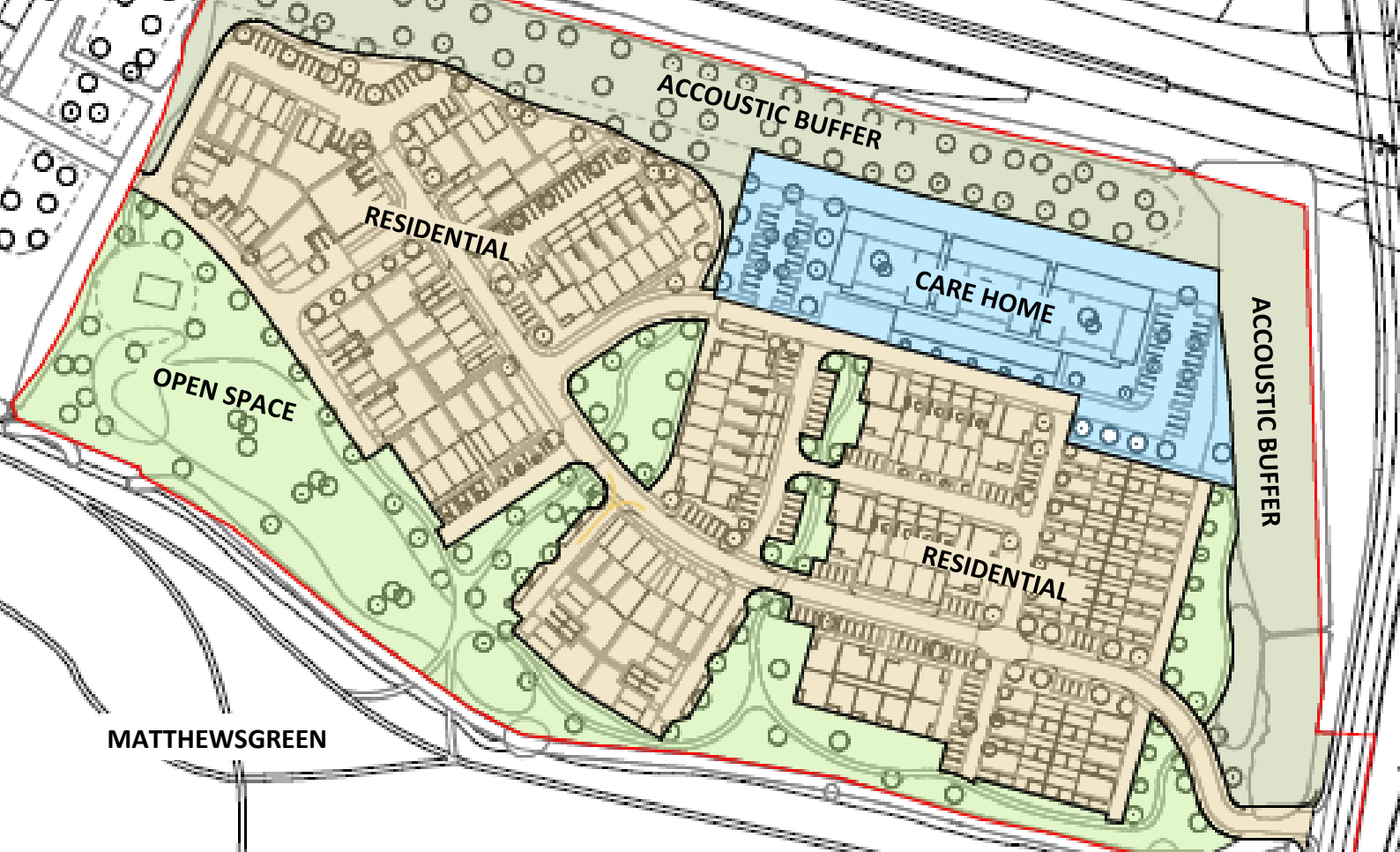
- Circa 130 new homes
- Mix of 1-2 bed apartments and 2-4 bed houses to cater for a range of residents
- Mix of housing types, including affordable homes.

## Parking

- Parking in accordance with current standards
- Mix of allocated spaces, visitor spaces and garages

## New park and landscaping

- Large new landscaped open space at south of development linking into existing Matthewsgreen open space
- Natural feel to reflect location and create an attractive area for local residents
- Retention of existing trees and planting to edges of the site with lots of new trees, shrubs and bushes across the development to create attractive and quieter spaces
- Play equipment or fitness trim trail to be incorporated across the site to support the community and encourage activity



### Proposed new specialist care facility

- New 70 bed care home
- Opportunity to provide state of the art dementia care for Wokingham residents
- Responds to increased demand for specialist dementia care facilities
- Design to utilise latest best practice on creating successful and safe spaces for people with dementia

### Green initiatives

- Proposal to build a carbon neutral development subject to planning constraints
- New homes and care facility be built to a high level of energy efficiency to help keep fuel bills down and support council ambition to be carbon neutral by 2030
- Inclusion of a range of green initiatives such as solar panels, heat pumps, and Electric Vehicle charging points to help with greener lifestyles
- Good cycle storage and infrastructure to encourage greener travel
- Biodiversity net gain of at least 10% through new planting and landscaping across the site

### Accessing the site

- Good vehicle links to new North Wokingham Distributor Road for ease of access to wider road network
- New pedestrian and cycle access across the Emmbrook and into the new Mattheusgreen local centre, school and community facilities
- Close to new public transport routes which will be funded by CIL and go through Mattheusgreen centre
- New emergency only access route via the Toutley depot to add resilience

### Tackling noise and flooding risk

- Noise buffer to be created to the north and west of the site including significant new tree planting across the whole development for a site wide approach
- Carefully oriented layout with buildings placed to help limit noise travel and impact.
- Utilise latest acoustic materials and design best practice in construction .
- Creation of new drainage area within landscaped space to benefit from natural slope of site, help manage flood risk sustainably and encourage biodiversity



## WHAT HAPPENS NEXT

### Having your say

The Council is intending to submit an outline planning application for the Toutley East Masterplan in early 2021.

This means we will be asking for 'in principle' approval for things like the number of homes, scale, layout and access to the site

Details, like how the new homes would look, would be agreed through new 'reserved matters' applications which residents will have the opportunity to help shape.

With this in mind we are keen to hear what people think of the new Masterplan.

What do you think of the new mix of uses? Do you think the layout works well for the site? Do you have any other thoughts about the proposals?

Your comments will be used to help shape the ongoing design process as we move forward with the plans.

You can send us your feedback at [CommercialProperty@wokingham.gov.uk](mailto:CommercialProperty@wokingham.gov.uk)

Comments should be submitted by **Friday 5 March 2021**

You will also be able to submit your comments as part of the planning process once the outline planning application is submitted.

### Including the Care Home in the Masterplan

Based on local demand the Council has allocated budget for a new dementia care home in the latest Medium Term Financial Plan (MTFP).

The Council will review the business case for this facility, before committing to this investment.

As these discussions will take time the decision has been made to include the home within the Masterplan proposals for an 'in principle' decision on the potential use of the land.

This does not commit the Council to deliver it at this site, but will help speed up the process should it decide to proceed.

### Keep up to date

Why not keep up-to-date with all the latest news by signing up for the Council's Connect e-newsletters at <https://cutt.ly/sjlvtd6>

Or scan the QR Code on your smart phone

