

Proposals submitted for Phase 3 of development at Matthewsgreen Farm

WOKINGHAM



Scheme perspective from the Northern Distributor Road

Introduction

Linden Homes is pleased to confirm that it has submitted a reserved matters (detailed) planning application for new homes and public open space on land which will form Phase 3 of the development at Matthewsgreen Farm.

The application has been designed in accordance with the outline application for the wider Matthewsgreen Farm site, approved in April 2015.

The Council will now undertake its own consultation on the plans before making a decision later this year.

This newsletter provides you with further details and information about the submitted application.

Application reference: 170618

Our proposals

Our proposals have been carefully formed using the principles of the outline application and previously approved Design and Access Statement.

Our proposals will provide:

- **93 new homes**, including 6 affordable homes. The housing will include a mix of:
 - 1 and 2 bedroom apartments
 - 2, 3, 4 and 5 bedroom homes
- **216 car parking spaces for residents and visitors**, in accordance with the Council's guidelines on parking provision, together with an additional 48 garage spaces
- **New public open space**, located in the northern section of Phase 3 adjacent to the existing hedgerow
- **Comprehensive landscaping and boundary treatments**, including new planting across the development

Contacting the team

If you would like any further information, please do not hesitate to contact us on Freephone **0800 298 7040** or visit our website at www.lindenhomes.co.uk/community/toutleyroad.



Scheme layout and open space

The scheme layout for Phase 3 largely follows the layout envisaged within the approved illustrative masterplan which was submitted as part of the outline planning application.

There are still two points of vehicular access from the Northern Distributor Road (NDR) and a large area of public open space to the northeast of the new homes.

The main change from the masterplan is the location of the linear open space, which was previously situated within the centre of Phase 3. On closer examination, when considering Phase 2b and Phase 3 as a whole, the optimum location for the open space was considered to be adjacent to the retained tree/hedge belt dividing the two phases of the development.

This creates an attractive and unifying green space linking the two phases, and also delivers other benefits, including:

- The provision of a continuous green stretch of open space, which includes a pedestrian link from the NDR to the wider public open spaces beyond the development fringe;
- The removal of any roads from the open space area (which were previously shown to dissect and wrap around the open space), thus creating a more attractive and pleasant pedestrian-friendly open space;
- The creation of an unbroken green vista from the NDR and road junction with Toutley Road (as shown on the front page);
- The creation of a unifying green corridor linking the two development parcels and subsequent protection and enhancement with new planting;
- The widening of the ecological corridor provided by the existing tree/hedge belt; and
- Suitable tree loss mitigation and replacement feature tree planting.

In terms of its size, the relocated open space measures 2,540sqm, which is the same as the combined area for the original open space (given as 2,536sqm).



Scheme layout

Housing mix

Private (87 homes) comprising:

- 3 x one bedroom apartments
- 12 x two bedroom apartments
- 39 x three bedroom houses
- 31 x four bedroom houses
- 2 x five bedroom houses

Affordable (6 homes) comprising:

- 6 x four bedroom houses



Scheme perspective from the new open space

Design and massing

The design of the homes within Phase 3 accords with the 'Design and Access Statement' and 'Pattern Book' approved at outline stage.

Phase 3 will have five different character areas, with the aim to show a contrast between each of the areas, which can either be reflected in the buildings or the hard and soft landscaping.

The proposals favour a traditional approach to the architectural design throughout the character areas, which incorporates forms and detailing consistent with the local vernacular. Materials and features include:

- Red multi brick;
- White and off-white render;
- Grey roof tile;
- Vertical tile hanging;
- Red roof tiling;
- Edwardian and horizontal bar style casement windows; and
- Gable style and lean-to porches (depending on which character area they are applied to).

The houses will be predominantly 2 storeys in height, with 2.5 and 3 storey dwellings also incorporated in appropriate locations. The apartment buildings would be 3 storeys in height, in keeping with those approved on Phase 2b.

Parking

The Reserved Matters layout includes the following provision across the site for the 93 dwellings:

- 169 allocated spaces;
- 28 unallocated spaces;
- 19 visitor spaces; and
- 48 garages.

The amount of unallocated and visitor parking has been scheduled and calculated to be distributed evenly throughout the site. Excluding all garages on the site, the total of non-garage allocated spaces plus unallocated and visitor parking achieves the required parking ratio per dwelling of 2.01, which is in excess of Wokingham Borough Council's minimum standard.

Landscaping

Significant new planting is proposed across the site to enhance the extensive open spaces and public realm.

The planting of native specimen trees (including fruit trees), hedgerow and wildflower meadow will also provide ecological benefit, creating habitats and providing a food source for wildlife.

The proposed layout requires the removal of two mature trees in the centre of the site to ensure the best urban design solution can be achieved. These will be replaced through the planting of better quality semi-mature trees in key areas and within key views. This will enhance the overall arboricultural, ecological and landscaped value of the site.



Community benefits

The delivery of new homes on this site would provide a number of benefits to the wider community, including:

- A balanced range of new homes that cater to a range of housing needs, from first-time buyers to larger families;
- Large open space areas for use by both new and existing residents;
- New cycleway and footpath connections;
- Opportunities for local people seeking apprenticeships in the building industry;
- Over 130* new jobs created on-site during the construction phase, primarily with local contractors;
- A range of S106 financial contributions; and
- Energy-efficient new homes built to the latest standards, helping reduce the cost of utility bills.

*Professor Michael Ball, Reading University, The Labour Costs of Extra Housing Output (2005)

Next steps

Following its submission, the Council will now provide an opportunity for local residents and statutory consultees to comment on the reserved matters application before making a decision in the Summer.

You can view the application documents by visiting the planning pages of the Council's website – www.wokingham.gov.uk/planning – and searching using the application reference: **170618**.

Linden Homes will continue to keep stakeholders and the community updated throughout key stages of the planning process and will also be attending future Community Forum meetings.

Contacting the team

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