

Emmbrook Place Development update



Issue 1 | March 2024



Keeping you updated

We wanted to provide you with an update on the development and what you can expect from us over the coming months.

Overview

- The Emmbrook Place development will deliver 760 new homes across 5 separate phases. The remaining phase delivers 195 plots.
- This development also benefits from a newly opened primary school and a neighbourhood building, which offers a number of retail premises including a Co-Op local store.
- There are extensive areas of public open space around the development including two neighbourhood play areas, both of which are now open. A further play area is due to be constructed in 2025.
- Emmbrook Place has also delivered an important part of the newly completed Northern Distributor Road, that links vital areas of Wokingham to Winnersh

Site activity

- Works are currently ongoing on the last phase of the development with approximately 25 homes to be constructed.
- Works to complete the green open space to the north of the development will shortly commence, with the intention to complete this area in winter 2024.

Timeline

- The first completions on the development were in June 2016 and the final completions are anticipated for 2025.
- Our sales and marketing suite is currently open and located in the neighbourhood building off Queens Road – please see our website for opening hours
- The primary school which was constructed by Wokingham Borough Council is now open
- The retail unit that is being used by Co-Op is also open

Managing agent

- Vistry have appointed Gateway Management Limited as Managing Agent for the development.
- The Management Company name is Matthews Green (Wokingham) Management Company Limited.
- A number of phases have already been handed over to Gateway who are currently maintaining the open space areas.
- Vistry will transfer the remaining areas of managed land on a phase by phase basis in 2025

Ecology

- We have installed a range of ecological enhancements across the development including the planting of numerous new trees and plants, as well as initiatives such as hedgehog highways, that are designed to allow hedgehogs to travel through gaps in fences throughout the development.
- We are also carrying out a programme of installation of bird and bat boxes throughout the development.



Services

All of our homes on the development are served by gas, electricity, water, Openreach telecommunications and broadband

Development layout plan



- | | |
|------------------------|------------------------|
| 2 bedroom house | 4 bedroom house |
| The Holly | The Aspen |
| The Hazel | The Maple |
| The Spruce | The Juniper |
| The Cypress | The Willow |
| The Beech | Affordable housing |
| | v visitor parking |
| | u unallocated parking |

Please note: The positioning of the trees / hedges that are shown on this siteplan could change. Please see our sales consultant for further information.

How will the development benefit the local community?

Emmbrook Place will also support the local community by contributing over **£4,800,000** towards:

- S106 contributions, local donations
- Education
- Transport
- Retail space
- Cycle & walkways

We will also be providing:

- Play areas
- Open spaces
- Green spaces
- Affordable Housing

Please be aware that the dates and information provided are correct at time of print and are dependent on a number of factors, including weather, so are subject to change.

Thank you for your patience while the construction work is taking place. We try to keep disruption to a minimum but appreciate it can be noisy and dirty at times so do contact us if you have any questions, or if you'd like to provide any feedback, by emailing:

customerservice.thamesvalley@vistry.co.uk

