

PLANNING REF : 260224
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SUBMITTED BY : Councillor Prue Bray
DATE SUBMITTED : 15/02/2026

COMMENTS:

This application is for RM for part of the site given outline planning permission. The RM application for the other half of the site is 260225.

When outline permission was granted, it was with a Grampian condition that the second phase (260225) could not proceed without a secondary access point. This was to prevent traffic for the whole of the development using the single access point at Maidensfield.

However, this RM application - and its partner - both show 3 road links between the 2 phases. In other words, the site as a whole is completely permeable. Not only can all the traffic from both phases leave through Maidensfield, but the configuration opens up a direct route from Watmore Lane to Woodward Close for through traffic, creating a rat run to by-pass Winnersh crossroads. The Maidensfield access would therefore be open to a much greater volume of traffic than even from the whole development itself. Should this be allowed, then the junction of the access road with Woodward Close would be seriously inadequate, and the junction of Woodward Close with Reading Road, already a problem at peak school times, with considerable queuing, would also be compromised. What was the point of the Inspector imposing the Grampian condition if the developer is simply going to create a through route?