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03 MAR 2026

2 Eastbury Park
Winnersh
Berks
RG41 5TL

Wokingham Borough Council
Planning Department
PO Box 157
Shute End
Wokingham
RG40 1WR

27th February 2026

Dear Sirs,

**Wokingham Borough Council
Planning Application 260378 and 260224– Watmore Lane /
Maidensfield, Winnersh Closing Date for Comments: 25th
March 2026**

These comments apply to Planning Applications 260378 and 260224 which are interrelated and largely similar in content.

I strongly OBJECT to the above Planning Application for the following reasons:

1. Proximity of House PH4A on Plot 07

This house is too close to the boundary of our property. It takes away our view, our light and our privacy due to windows directly overlooking our garden and the rear of our house. It destroys our quiet enjoyment of the home and garden where we have lived for the last 35 years. Further, this house is outside a very distinct Building Line. Please refer to the attached marked up drawing which illustrates this.

2. Land Drainage

The attached drawing shows the existence of a ditch on part of the western and northern boundaries of the site. This is there because of the presence of confined / artesian groundwater in this area. I note that the 4 proposed properties to the north of the site entrance have gardens which do NOT extend to the ditch ! Further, there needs to be a culvert under the entrance road to the site to permit continuity of drainage.

The overall site drainage proposals are inadequate. The modelling submitted by Taylor Wimpey's own consultants shows that the system becomes surcharged during heavy rain. The SUDS provisions are inadequate. During heavy rain storms, thousands of cubic metres of water will flow into the Emmbrook in the space of a few hours. The houses downstream of this site at Sylvester Close are already subject to flooding. Additional SUDS capacity should be installed over and above that shown on the plans to prevent this becoming substantially worse.

3. **Traffic Congestion**

Traffic congestion at Winnersh Crossroads, Robin Hood Lane, Danywern Drive, Woodward Close and the schools on each end of Watmore Lane is legendary. Planning Applications 260224, 260225, 260378 and 260379 in addition to creating hundreds of additional car journeys a day seeks to create a development which is totally permeable for traffic. The Planning Inspector at Appeal made a condition limiting Phase 1 development to 111 houses without a second access point. A second access point has not been agreed. Ergo, Phase 2 cannot go ahead.

There needs to be specific traffic calming measures / limiting bollards etc in the development to prevent it creating a rat run from Robin Hood Lane to Woodward Close and Reading Road for traffic trying to avoid Winnersh Crossroads.

4. **Construction Plan**

The documents submitted do not include a Site Construction Plan, a Traffic Management Plan nor a Site Safety Plan.

The site access is through a mature neighborhood with both young children and elderly residents. Many local children walk along Watmore Lane to the schools at each end. Additionally, Watmore Lane and Danywern Drive are part of the designated cycle routes to Forest School.

I am particularly concerned about the following:

Delivery of Plant and Materials. Where will the standing area be for large HGVs waiting to unload plant and materials ? Maidensfield cannot accommodate any HGVs. Similarly, where will the offloading and turning areas be on the site ? These cannot be on Maidensfield.

Staff Parking. Where will all the tradesmen and site management park ? There is no parking space on Maidensfield and sufficient parking should be provided on the site for workers and visitors from day 1.

Wheel washing. There needs to be a wheel washing plant for heavy vehicles leaving the site to prevent Maidensfield from becoming a mud strewn skid pan, dangerous for pedestrians and motorists alike. This needs to be in place from day 1. Street cleaning provision should also be in place from day 1.

Yours sincerely,



Sheila Goodlad

Caravan Site

EXISTING DITCH
FOR DRAINAGE OF
CONFINED / ARTESIAN
GROUNDWATER ON
BOTH SIDES OF
SITE ENTRANCE





Key	
	Cycle Storage
	Recycling Storage
	Refuse Storage
	Optional Green Bin
	Refuse Collection Point (Houses)
	Residents Driveway Distance
	Communal Refuse Collection Point
	Garden Gate
	Refuse Storage for apartments
	EV Charging Point



C	05.05.25	Production amendments	BB	KE
A	05.05.25	Drawing Amendment	BB	A2
A	05.05.25	Amended to latest layout instructions	BB	A2
Rev	Date	Revision Details	Dr	CR

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Client Name
Taylor Wimpey West London

Job Title
Land off Watmore Lane, Wincoburn

Drawing Title
Detailed Site Plan - Sheet 1

Scales
1:250 @ A1 / 1:500 @ A3

Drawn	EB	Checked	KE	Date	20.03.25
Job No	7135A	Drawing No	PL-113	Rev	C

Status
APPROVAL