

PLANNING REF : 260378
PROPERTY ADDRESS : 31 Grovelands Avenue
: Winnersh, Berkshire
: RG41 5JU
SUBMITTED BY : Miss Deborah Taylor
DATE SUBMITTED : 23/03/2026

COMMENTS:

I strongly object to both applications 260378 and 260379 for the same reasons as I objected to application 230208 (reasons submitted 5/3/2023).

Maidensfield, Danywern Drive and Watmore Lane are unsuitable for the traffic movements which the 229 (111 + 118) new homes would create. It would be unsafe, in particular for children who attend any of the four schools in the immediate area, and would cause traffic chaos. Robinhood Lane, Danywern Drive and Watmore Lane already suffer from excessive traffic queues which would only become worse with the

additional proposed plans. Both plans seem to currently show only one access point via Maidensfield for both phases of development. The plans also show roads which link both phases of the development. Therefore currently even if a second access point was considered via the Woodward Close area, whilst the link roads exist, it would create a dangerous rat run for traffic from Twyford direction trying to avoid congestion at Winnersh crossroads. When the Woodward Close development was built it was with the condition that Watmore Lane was blocked to prevent just such a rat run. It seems therefore utterly ridiculous that this should now be ignored and traffic able to enter from

Robinhood Lane down Watmore Lane via Maidensfield, and then exit via Woodward Close area. I do not believe that traffic calming measures would stop this, and the resulting additional traffic would be dangerous to both existing Winnersh residents, children at the local schools and residents in the new developments.

The current plans also show a spur road near Wheatfield School. There is no purpose to this spur road other than as a means to seek future planning in that area. The spur road should not be approved and removed from the plans.

The development would increase flood risk by land being paved over causing extra run off into the Emmbrook. This would cause pollutants and nitrates from the 229 dwellings entering the Emmbrook, which would degrade its biodiversity. The Emmbrook currently sustains populations of Bullheads, Stone Loach, Brook Lamprey, and Eel, which are all

protected under European legislation and are listed on the International Union for Conservation Red List of Threatened Species. The development of the site would indirectly effect bat species by removing hunting grounds and food sources, thereby reducing local populations. Additional bat boxes are of no use if there are insufficient food sources. In reducing the open space by developing the site, all species of wildlife currently inhabiting the area will be directly affected through loss of habitat.

There are also already insufficient GP's and Dentists for existing residents in the area.