

PLANNING REF : 260225
PROPERTY ADDRESS : 2 Maidensfield
: Winnersh
: RG41 5TJ
SUBMITTED BY : Mr Barry Fry
DATE SUBMITTED : 18/02/2026

COMMENTS:

In the past 10 years development on this site has been rejected on multiple occasions.

The access requested suitable to manage the traffic created by such a large development.

Maidensfield, Watmore Lane, Danywerne Drive, Woodward Close & Robin Hood Lane are unable to sustain the levels of traffic at the current peak times, without the construction and then residential traffic that this development would create.

Within a mile of the site there are 2 primary schools, 1 senior school & 1 SEND School, each generates a large increase in traffic at peak times.

This proposal will put children travelling to school in danger - especially during the construction phases.

It can already take 10 minutes+ to do the short journey from Maidensfield to the Winnersh crossroads.

Winnersh also has a train station with no parking, resulting in commuters using residential streets to park and commute due to the high parking charges and limited capacity at other local stations.

A more sensible, but more expensive access route would be from the Toutley Road bypass, with access going alongside the the A329 slip road and under the M4.

This would reduce the impact of the development and remove the need for access points that impact the current infrastructure.

The impact on the environmental & public health aspects of this developments have been raised on many occasions. Whilst WBC has been sympathetic to this in the past, it is clear that the developer took advantage of a weak government to overturn the previous planning refusals.

WBC should stick to their guns and reject this proposal at every opportunity.

Please reject this proposal