

PLANNING REF : 260224
PROPERTY ADDRESS : Winnersh Community Centre
: New Road, Sindlesham, Wokingham
: RG41 5DX
SUBMITTED BY : Winnersh Parish Council
DATE SUBMITTED : 12/03/2026

COMMENTS:

Winnersh Parish Council's Planning and Transport Committee have previously objected to this application and wish to reiterate that their previous objections still stand.

The Committee note that this application represents one half of a Taylor Wimpey site, with the other half linked to application 260225. The outcome of the appeal determined that the site must be split, with 111 dwellings being developed with a single access point. The remaining 118 dwellings would require a second access point.

However, the application shows a through road between the two applications, which the Committee believes was refused at the appeal stage. The proposed second access point from Watmore Lane, through the new development to Woodward Close and out onto Reading Road, is therefore considered to be contrary to the appeal decision.

The Committee believe this would have an adverse effect on traffic flows, particularly given the presence of two nearby schools. The volume of traffic generated would not be suitable and could create a highways safety issue for Oaktree School and Wheatfield Primary School.

The Committee therefore consider that the site design must comply with the details highlighted within the appeal decision and should not show any connection to the wider site.

The Committee also noted that the houses planned at the bottom of the site may be at risk of flooding, as there is regularly a build-up of water in this area with nowhere for it to drain away.

In addition, the site is located close to the motorway, which may result in significant noise and air pollution affecting future residents.

The Committee further noted that the development is proposed on green space, which is already very limited within Winnersh.