

PLANNING REF : 260224
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SUBMITTED BY : Councillor Prue Bray
DATE SUBMITTED : 25/02/2026

COMMENTS:

If this application is recommended for approval I wish it to be listed for committee, on the following grounds

- this is one half of a Taylor Wimpey site, with the RM application for the other half being 260225. Taylor Wimpey were granted outline permission on appeal, but the outcome of APP/X0360/W/23/3331651 was that the site must be split, with only 111 dwellings being able to be developed while there was a single access, with the remaining 118 dwellings requiring a second access point.
- the layout of this application shows that in the event of the second access being obtained and the other part of the site being developed, there would be a through route not only between the two parts of the application - something the appeal decision appears to have refused to allow - but also a through route from Watmore Lane through the new new development to Woodward Close and out onto Reading Road - in other words, creating a "rat run" to bypass the Winnersh crossroads.
- This is directly contrary to the appeal decision.
- In addition, the traffic flows would greatly exceed the capacity at all the junctions involved - Watmore Lane/Maidensfield, new access road/Maidensfield, second access road/school access in Woodward Close, school access/Woodward Close, Woodward/Close/Reading Road.
- The volume of traffic would not be suitable for any of the residential roads affected, and would create a highways safety issue for Oaktree Special School and Wheatfields Primary School
- the implications of creating a rat run to bypass the Winnersh crossroads would have wider detrimental implications for the operation of the highway network.

The site design must accord with the principles laid down by the appeal decision, and not show any connectivity to the wider site.