

**ROYAL BOROUGH OF WINDSOR AND MAIDENHEAD
PANEL UPDATE**

Maidenhead Panel

Application No.:	22/01540/FULL
Location:	Land At Spencers Farm Summerleaze Road Maidenhead
Proposal:	Full planning application for enabling works comprising the provision of construction access, site preparation and earthworks (in connection with outline planning application for residential development of up to 330 new homes, land for a primary school of up to three forms of entry with associated landscaping, open space, car parking, drainage and earthworks to facilitate surface water drainage; and all ancillary and enabling works).
Applicant:	IM Land 1 Limited Summerleaze Limited
Agent:	Miss Jane Harrison
Parish/Ward:	Maidenhead Unparished/Riverside
If you have a question about this report, please contact: Sarah Tucker on or at sarah.tucker@rwm.gov.uk	

1. SUMMARY

- 1.1 This report seeks to update the Committee on representations received since the Committee Report was published.

There is no change to the recommendation in the Committee Report.

2. ADDITIONAL INFORMATION

Comments from interested parties

- 2.1 In response to the published Committee Report, one further representation has been received objecting to the proposals, summarised as:

Comment	Officer Response	Change to recommendation?
No further attempt to explain in the report why an exception test has not been submitted. Report does not even reference the exception test and therefore the development fails Policy NR1.	This application relates to the enabling works. The exception test is not required to be passed – see Section 10 of the Committee Report.	N/A
No changes have been made to the traffic model. Conclusions made in the	The scope of the surveys and the methodology for the subsequent review is set out in	N/A

<p>Committee Report cannot be stated given the lack of data.</p>	<p>detail as part of the submission and is addressed further in section 10.</p> <p>RBWM Highways is satisfied with the transport assessment and have raised no objection to the principle of the development or the methodology/findings of the submitted reports. The use of 2017 traffic data in the analyses presented is robust.</p> <p>See section 10 of the Committee Report.</p>	
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