

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

Maidenhead Panel

Application No.:	23/00511/FULL
Location:	Land South And East of Badgers Wood Kimbers Lane Maidenhead
Proposal:	215no. dwellings with access, landscaping, open space, parking and associated infrastructure.
Applicant:	
Agent:	Joanne Unsworth
Parish/Ward:	Bray Parish/Bray
If you have a question about this report, please contact: Sarah Tucker on or at sarah.tucker@rwm.gov.uk	

1. SUMMARY

- 1.1 Since the publication of the report a letter has been received from a neighbouring landowner raising some issues which are discussed below.

There is no change to the recommendation in the main report.

2. ADDITIONAL INFORMATION

- 2.1 The following amendments should be made to the report:
- CIL rate should be £315.55
 - Paragraph 12.11 should read 'All dwellings will have electric car charging'
 - Paragraph 12.12 The carbon emissions reduction should be 77.16% over Part L of the 2021 Building Regulations

Comments from Interested Parties

- 2.2 Additional comments received, summarised as:

Comment	Officer Response	Change to recommendation?
Concern regarding the proposed treatment of secondary routes at the point that they meet the neighbouring land holding to the east and the Transport Assessment does not model the vehicular use of this access. Do not agree to vehicular use.	This access have been agreed with Taylor Wimpey to ensure comprehensive development and legibility between different landholders within the allocation. This is a fundamental requirement of the South West Maidenhead SPD. The objector has not engaged with officers during the process of the application and has not submitted a pre-application	No

	request for the adjoining land.	
Request for a condition to be added to ensure that this access is only for cycle/pedestrian use	See above, it is necessary to have vehicular access to adjoining large parcels of development land to the east and west to ensure comprehensive development.	No
Concerns regarding surface water drainage affecting neighbouring sites, with no consideration of drainage from site to the north.	The LLFA have stated that the scheme is acceptable in drainage terms subject to a condition. It is not considered necessary to amend the current condition.	No

