

PLANNING REF : 260226
PROPERTY ADDRESS : Herons Reach
: Loddon Drive, Herons Reach, L Loddon Drive, Wargrave, Berkshi
: RG10 8HL
SUBMITTED BY : Dr LILIAN PEARSON BISHOP
DATE SUBMITTED : 06/04/2026

COMMENTS:

The Reserved Matters application for Land North of the A4 New Bath Road proposes its own dedicated vehicular access from the A4 New Bath Road, shown in the submitted access and highways drawings as a new roundabout serving that development only. This access arrangement forms part of the application currently under consultation.

The Bridge Farm development, located to the south of the A4, was the subject of a separate outline planning application and approval. That scheme also includes its own dedicated means of vehicular access from the A4 New Bath Road, designed to serve the Bridge Farm site specifically. Work has already commenced to develop this access road and roundabout.

The two developments are, therefore, separate planning applications with separate highway access arrangements at this stage, each assessed on its own merits. The roundabouts shown on the respective plans ARE NOT A SHARED ACCESS ARRANGEMENT, nor can the Land North of the A4 application RELY on the Bridge Farm access (or vice versa) for vehicular access to the A4.

Where there is any interaction between the two sites, this is limited to the wider highway network and cumulative impact considerations, which are assessed by the Local Planning Authority with advice from the Highway Authority as part of the determination process. Any required coordination or mitigation would be secured through planning conditions or legal agreements where appropriate. However, at this stage it is too early to confirm the extent of such arrangements. THU S THIS APPLICATION MUST BE REFUSED.

So potentially there will be three roundabouts between Loddon Drive and the BP Garage on the A4 - the 230 Houses roundabout, the 220 Houses roundabout and the existing Twyford roundabout. Given the congestion on the A4 already between Carvil and Hare Hatch this is a Nightmare!! Surely the Council realises that given the ootential volume of traffic on this stretch of the A4 that is to say the current volume plus the 450+ vehicles from the new developments and all the de livery vehicles etc make this application untenable. Please refuse it.