

Development Control
Wokingham Borough Council
Shute End
Wokingham
Berkshire
RG40 1BN

21st January 2026

Dear Sir or Madam,

**RE: 223455 Outline Planning Permission for Land to the North of the A4, New Bath Road, Twyford
Reserved Matters application for Access**

Outline planning permission was granted at the above site in February 2025 following an Appeal in December 2024 for the following:

a residential development of up to 230 dwellings, open space, internal accesses and parking, drainage measures, landscaping, demolition of all existing structures, and all other associated works, with all matters reserved.

Condition 1 of that permission requires that no development shall commence until details of the access has been submitted to and approved in writing by the Local Planning Authority. Furthermore, Condition 19 of the consent requires the first Reserved Matters Application to include details of the proposed vehicular access onto the A4, including visibility splays.

David Wilson Homes has therefore prepared this application to seek reserved matters approval for access from New Bath Road in accordance with Conditions 1 and 19.

To that end, please find enclosed the following materials prepared by SLR Consulting:

- Site Location Plan - 422.065540.00001_PD01.2
- SLR Drawing 422.065540.00001 PD01 Rev B_ - Providing 4th arm to approved scheme New bath Rd GA
- SLR Drawing 422.065540.00001 PD01.1 Rev A - _Providing 4th arm to approved scheme. Review of DMRB cd 116 Geometric Design
- Junctions 9 Modelling Report
- Gateway-RSP letter

When considering the above it should be noted that:

- reference has been made to the most recent roundabout design issued by Croudace pursuant to application 212720



- the site access road has been revised from the indicative design issued in support of application 223455, in response to recent comments received from WBC Highways officers.
- the Junctions 9 modelling report is a direct replica of the version accepted by WBC Highways pursuant to application 223455, save for the revised geometry of the site access approach.

It is noteworthy that whilst the site access approach has been revised since the illustrative material submitted with the outline application, the site access roundabout continues to operate within theoretical capacity. Indeed, when compared to the situation that was accepted by WBC Highway with respect to application 223455 there are negligible changes, even though for the purposes of this application it is assumed that the development will be served by a single junction.

This is as shown in the following tables, which consider the worst-case scenario considered for application 223455 (i.e. the 2036 assessment year):

Morning Peak Comparison

Arm	Application 223455				Updated Assessment			
	Q (veh)	Delay (s)	RFC	LoS	Q (veh)	Delay (s)	RFC	LoS
A4 East	1.2	4.41	0.55	A	1.4	5.05	0.58	A
Croudace Access	0.1	4.14	0.09	A	0.1	4.19	0.09	A
A4 West	2.7	7.71	0.73	A	2.8	8.00	0.74	A
Site Access	0.1	5.45	0.11	A	0.3	9.80	0.22	A

Evening Peak Comparison

Arm	Application 223455				Updated Assessment			
	Q (veh)	Delay (s)	RFC	LoS	Q (veh)	Delay (s)	RFC	LoS
A4 East	4.5	10.9	0.82	B	6.5	16.11	0.87	C
Croudace Access	0.1	5.8	0.05	A	0.1	5.89	0.05	A
A4 West	1.9	6.00	0.66	A	2.0	6.30	0.67	A
Site Access	0.0	4.39	0.04	A	0.1	6.96	0.07	A

It is also notable that the letter provided by Gateway-RSP confirms that the revisions do not have any effect upon the conclusions reached with respect to the indicative design issued in support of application 223455. To this end, it considered that the following comments taken from the WBC Highway response dated September 2023 (colour coded to reflect how this matter progressed: black text – original Highways comments, red text – SLR response, purple and green text – Highways officer final comments) continue to apply:



75. Comments on Designer's response

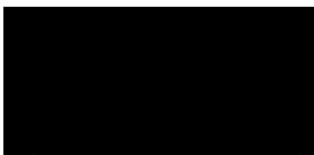
- Point 2.1 no mention of what the speed reduction would be or the extent of the speed reduction. The extent of the speed reduction would need to be in line with that proposed by the development to the south. This has been agreed.
- Point 2.2 85th percentile speeds are mentioned based on recorded speed but this information has not been submitted. The visibility splays need to be submitted to ensure they are in accordance with CD 116. The 85th speed data has been submitted, however there are no visibility plans or the calculation of the visibility splays. The plans have been provided which is welcome. The calculations are still required. These have been provided and are acceptable.
- Point 2.3 highways agrees that there are no bus stops in the vicinity of this access.
- Point 2.4 swept paths have been provided for the largest legal vehicle however highways refer you to the comments on swept paths above.
- Point 2.5 no mention of what the speed reduction would be or the extent of the speed reduction. Please see comments on point 2.1 above. No further comments.
- Point 2.6 raised surface for pedestrians would have a maintenance liability for WBC and would not be accepted. Highways is content for this to be included as a reserve matter. There was no mention of the potential impact of the removal of some of the guard railing. No response has been submitted on this and is required. This has been responded to and is acceptable.

This is as to be expected given SLR Drawing 422.065540.00001 PD01.1 confirms compliance with the relevant sections of CD116 of the Design Manual for Roads and Bridges. Equally, the same drawing also shows that the largest vehicle that could reasonably visit the site is able to navigate the junction safely.

It is evident from the above and attached that the introduction of a fourth arm onto the roundabout approved as part of application 212720 provides a safe and suitable means of access to this site. Accordingly, we trust that sufficient information has been provided to enable the approval of reserved matters in relation to access.

Should you require any further information, or would like to discuss the application in more detail, please do get in touch.

Yours Faithfully,



Sophie Horsley
Senior Planning Manager

