

PLANNING REF : 260226
PROPERTY ADDRESS : Old Gaunt House
: Church Street, Wargrave, Berkshire
: RG10 8EP
SUBMITTED BY : Mr And Mrs Patrick & Deirdre Fennessy
DATE SUBMITTED : 08/04/2026

COMMENTS:

It seems a strange system that has allowed outline planning permission to be granted for this large housing estate without the need for detailed plans to be submitted, at the initial planning application, of how vehicles will gain access to and from the site.

The access for vehicles is a major part of this development, which will have a significant adverse impact on local and other users of the A4 and surrounding roads and, yet, it is only being decided on now, as a separate issue.

The two new housing developments will add 450 houses to the area adjacent to the A4 and, with two cars per household, there will be upwards of 900 additional residents' vehicles using this major road daily. This does not include vehicles driven by visitors, delivery drivers, maintenance workers and a myriad of other professionals. The possibility of having three roundabouts in close proximity to each other is going to cause significant, additional traffic congestion on this busy A-road.

At present, in both the mornings and the afternoons, the roundabout at the junction of the A4 and the A321 is heavily blocked by the traffic going to the Piggott School. The traffic on the A4, from the west,

backs up to the pedestrian crossing at Charvil, which itself has an adverse affect on traffic flow at these times, with congestion often backing up to the Charvil roundabout. This pedestrian crossing also causes westbound congestion, which backs up towards the A4/A321 roundabout. Due to this congestion, traffic coming from both Twyford and Hare Hatch is held up and the traffic from Wargrave is backed up northward, beyond the Piggott School. During these congested times there will be increased pollution caused by static vehicles with their engines running and this occurring while many children are walking home adjacent to these vehicles.

Currently, the traffic arriving to drop off and collect children at the start and end of the school day, which backs up beyond the A4 roundabout, adversely affects the through traffic on the A321, in both directions, but particularly northbound, towards Wargrave, causing dangerous manoeuvres by frustrated drivers who wish to continue their journey.

The 850 Reading to High Wycombe buses, via Twyford and Wargrave, are adversely affected by the current congestion.

The addition of two extra roundabouts is going to compound these current, significant problems, with the possibility that drivers will try to avoid the area by driving through Charvil, Twyford and, even, Ruscombe.

From personal experience and with many near misses on the cycle path, using the A4 road to cycle to Reading feels safer than using the cycle path. One of the main problems is from vehicles crossing the cycle path while being driven out from side roads without due care.