

PLANNING REF : 252782
PROPERTY ADDRESS : 95 London Road
: Twyford
: RG10 9EL
SUBMITTED BY : Dr David Taylor
DATE SUBMITTED : 10/12/2025

COMMENTS:

For me the two main issues with this application relate to impacts on traffic and on the environment.

Traffic

The transport assessment produced by Odyssey in discussing the proposed vehicle trip generation on/off the site make the statement (paragraph 5.3.8) that "the peak hourly arrival figure of 23 vehicles. equates to around one HGV every three minutes (2.6 minutes)" This is totally inconsistent with the previous paragraph and the associated vehicle profile charts which indicate "23 vehicle movements" ie both in and out, of a mixture of cars, vans and lorries. What is the true data here, it makes a big difference?

What is clear from the report however is, despite a claim of reduced traffic into and out of the site, a substantial increase in the number of large OGV1 and 2 vehicles entering and exiting the site onto a narrow, bendy road with a narrow and partly overgrown footpath. The site plan in the report has lines showing the path of vehicle exits crossing over to the opposite carriageway of the road. This must overall lead to a greater risk of congestion and accident.

The planning documents mention that vehicles from the site should use the route from the west but how would this be ensured? What would stop vehicles from the site including HGV's travelling through the village when it was more convenient to do so?

Environment

The planning documents give a comprehensive description of the systems to prevent pollution escaping from the site. My question would be which independent body will audit these systems to ensure they continue to function properly?

Overall

Given the above I would agree with other contributors that given the nature of the site and the sensitivity of the surrounding area this is an inappropriate development. If planning permission is granted then at the very least the issues raised above should be addressed.