

# CADRA News

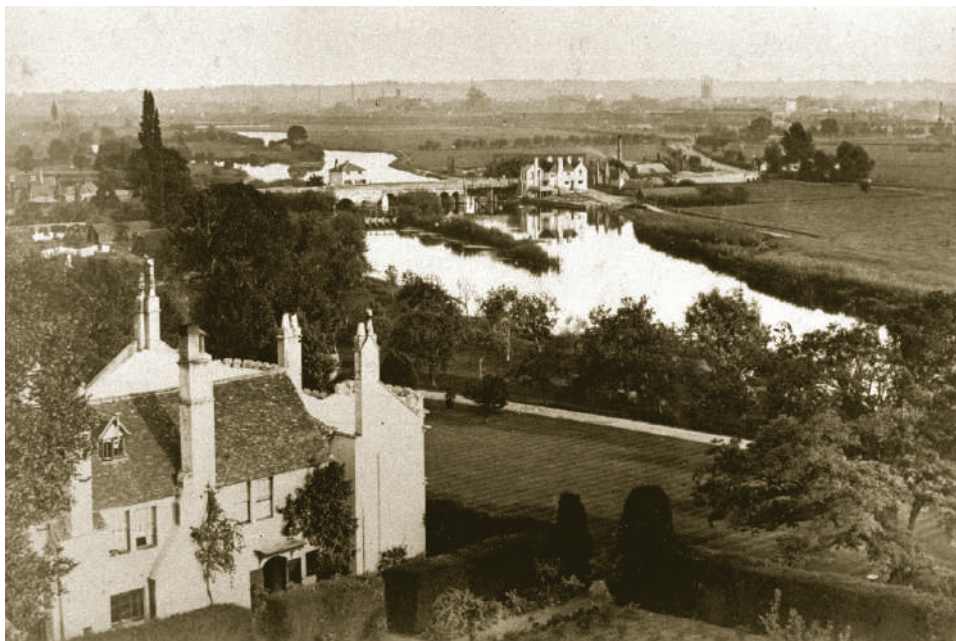
Caversham & District Residents' Association  
The Voice of Caversham since 1967



## Fords, Ferries and Bridges

This year sees the centenary of the opening of Reading Bridge – a remarkable ‘state of the art’ structure and a major change for Caversham. Linked to this, we are delighted to welcome David Cliffe to speak at our open meeting on 23 May. During his time as a librarian, David has catalogued over 12,000 images illustrating local history, for the excellent collection at Reading Central Library. Readers of the Caversham Bridge newspaper (<https://cavershambridge.org>) will recognise him as ‘The Happy Wanderer’ writing about his two great interests, local history and natural history.

He is currently Chairman of the History of Reading Society, and of the Berkshire Local History Association, and Vice-President of the Reading and District Natural History Society and has authored many local books. These include *Picture Palace to Penny Plunge: Reading's Cinemas* (2017) which is particularly apt as we again have kind permission to hold the meeting in the



New Testament Church of God which was formerly the Glendale Cinema.

To mark the centenary of Reading Bridge, CADRA will be publishing a booklet about the bridge to be available online and for sale in Fourbears bookshop.

*Helen Lambert*

### Emmer Green

The Emmer Green book has sold well, with further copies now available in Fourbears. The Emmer Green Residents Facebook page remains active at [www.facebook.com/CADRAforEmmerGreen](http://www.facebook.com/CADRAforEmmerGreen) and we welcome suggestions on what would be useful to post. With past members of the team, we have made EGRA information available on the CADRA website. The full archive will be available at Berkshire Records Office. Planning applications within Emmer Green are included in the CADRA Planning List each month and are reviewed with the Emmer Green representatives in the CADRA team.

There is a strong history of practical environmental projects in Emmer Green. At the moment the CADRA team does not have capacity to get involved in practical tasks, but we are keen to link in and offer support.

**Tuesday 23 May 2023, 7.30pm**

### AGM & Open Meeting

New Testament Church of God, Church Street

Following the brief formal business:

### Fords, Ferries and Bridges

**Crossing the Thames at Caversham  
over the centuries**

Speaker:

David Cliffe, Chair of the History of Reading Society  
and the Berkshire Local History Association

# Planning

## Reading Golf Club

The Planning Committee on 29 March will consider three applications covering proposed changes, the appearance of the buildings and the many conditions. They are recommended for approval with delegation to Officers to conclude some of the detail. Changes include a modified layout and energy supply. There is only network capacity to deliver heat pump systems for 81 of the 223 homes; the rest will have to be fitted with gas boilers. Thames Water advise there is capacity for clean water for 25 homes and sewerage capacity for 100; an agreed plan with Thames Water is required prior to commencement. The second newsletter from Vistry updated on their plans and a third is due out. Recent permitted advance works included archaeological trial pits and some tree clearance.

The major concern remains the safety of residents and road users during the construction period along the narrow part of Kidmore End Road between Peppard Road and the Golf Club site entrance – the route identified for delivery vehicles in the Construction Method Statement (CMS) used by children going to school and by residents of Lyefield Court. While some improvements have been made in the CMS, it does not yet adequately address the timing and supervision of large construction vehicles. At a recent meeting between Vistry and local residents we have again highlighted this issue. Prompt liaison between Vistry, RBC Transport and local residents is essential, and we continue to press this with Vistry, the Council and Matt Rodda MP.

## Caversham Park

The exhibition material from December 2022 is still available at [www.caversham-park.co.uk](http://www.caversham-park.co.uk) but the revised plans are not yet available. The care home shows a more contemporary design to distinguish it from the main house. Housing to the east and by Peppard Road has been redesigned. In the house itself the main ground floor rooms will be communal spaces, but the adjacent BBC conference room with the elegant fireplace and detailing is now shown for conversion. A footpath around the perimeter of the site will include information boards and be open from dawn to dusk. Most of these changes are welcome but we believe different materials should be considered and discussions should continue on how best to integrate the services within the local community.

## Other local applications

The triangle of land on the George Street/Gosbrook Road junction was sold and the triangle on the Church Street/Church Road/Bridge Street junction is advertised for lease or sale. We are monitoring for any planning applications. The frontage of Caversham Stir-fry and the former Nathans at 36a Church Street is to be altered, with changes behind to create more accommodation ([221304](#)). Waitrose has permission for completely new signage for the store and the

car park ([221289](#)). The application for retirement living on Henley Road is still to be decided.

## Caversham Road

The application to demolish the Carters buildings and provide a mixed housing scheme has been approved.

The scheme that retains part of the Drews building was supported by the Planning Committee but deferred for further discussion of the mix of affordable housing.

## 5G Masts

We have monitored applications for the new masts which have caused so much concern. A guidance note and a list of the applications is available on [www.cadra.org.uk](http://www.cadra.org.uk) – search for 5g. Of the ten applications, eight have already been refused and two appeals have been dismissed.

## South Oxfordshire

Following the refusal of the plans for Caversham Lakes we await the outcome of enforcement. With the right of appeal, this may take some time. Plans for two homes at the old Piggery in Gravel Hill were refused but there is still permission for a single dwelling. Plans for the Family Golf Centre on the Reading Golf Club land have not yet been decided.

Since 2021 South Oxfordshire and Vale of White Horse district councils have been working on a Joint Local Plan 2041. This area includes all of the Oxfordshire boundary with Caversham and Emmer Green. We responded last year to an Issues Consultation, noting our concern for the character of the villages near the Reading border, the impact of development on traffic, congestion, infrastructure and services in neighbouring towns and the need for a demarcation between urban and rural character. The results of the Issues Consultation have now been published and we are pleased to note reference to ‘the need for clear demarcation between the urban character of Reading and the rural character of South Oxfordshire and no overspill of development.’ In late summer 2023 the two district councils will publish a ‘Preferred Options’ consultation document that will set out proposed policies and any proposed sites for development. [www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2041](http://www.southoxon.gov.uk/south-oxfordshire-district-council/planning-and-development/local-plan-and-planning-policies/local-plan-2041)

## Planning policy

An Article 4 Directions Notice came into force in November 2022 which would remove some Permitted Development rights in specific areas in Reading: [www.reading.gov.uk/planning-and-building-control/article-4-directions](http://www.reading.gov.uk/planning-and-building-control/article-4-directions). This welcome move should allow better planning decisions in Caversham Centre and the Emmer Green shopping area.

The Levelling-up and Regeneration Bill is passing through parliament and was out for consultation. Although there are welcome changes, the proposed Urban Uplift is causing major

concern. The 20 largest towns and cities would be required to provide an additional 35% on top of their assessed housing need. This would apply to Reading, owing to the higher population of Greater Reading, but the responsibility would lie with Reading Borough Council within the Borough boundary. It is very hard to see how the increase could be achieved without some highly troubling changes when so much new housing is already planned as high rise with limited open space. CADRA joined with Reading Civic Society and the national Civic Voice to express concerns before the consultation closed.

## Royal Berkshire Hospital

The Trust is seeking public engagement as they confirm a short list of options as part of a Business Case to bring the hospital up to modern standards, either on the existing site or a new site. No potential site has been identified but the search will be within 5 miles of the town centre. Details and a link to the survey are at [www.buildingberkshiretogether.co.uk](http://www.buildingberkshiretogether.co.uk)

## Safer Caversham

The North Reading Safer Neighbourhood Forum meets every two months, either online or at venues across Caversham and Emmer Green. Jill Dibben and Neil Tayler from the CADRA committee are Forum members. Meetings are typically 7–8.30pm, with an agenda available in advance. Residents who wish to attend should contact [nikki.drury@thames-valley.pnn.police.uk](mailto:nikki.drury@thames-valley.pnn.police.uk).

In the last 12 months, crime north of the river has increased by approximately

14%, compared with 11% in the rest of the borough. The Community Safety Partnership has agreed the priorities for Reading and is seeking views on crime and safety: <https://consult.reading.gov.uk/dens/reading-csp-community-safety-survey-2023>

Plans are underway to designate Upper Woodcote Road a No Cold Call Zone to discourage hawkers.

Deliberate fires are a concern at Bugs Bottom, as well as Balmore Park and

Clayfield Copse.

In Emmer Green leaflets will highlight careless parking as well as parking on double yellow lines and verges.

Community Speedwatch remains under active consideration.

Neighbourhood Watch is running a recruitment campaign, 'Better Place To Live'. It aims to recruit more members, and encourages groups to be more active and register their members: [www.our-watch.org.uk/betterplacetolive](http://www.our-watch.org.uk/betterplacetolive)

## Transport

Following petitions and meetings with residents, several new items have been added to the principal list of requests for Traffic Management Measures. There are over 20 items north of the river, almost all arising from local petitions and surveys. They include traffic calming, 20mph areas, improved traffic junctions and better pedestrian crossings. The most recent addition is a request for traffic calming on Rotherfield Way. The list is reviewed by the subcommittee with input from Ward Councillors; the most up-to-date list is linked to the agenda of the most recent meeting (<https://democracy.reading.gov.uk/ieListMeetings.aspx?CommitteeId=170>). Inclusion on the list does not imply funding or the creation of a detailed plan but is an essential first step. If you have listened to a recent meeting, you will know that the Council continue to press for speed enforcement powers to be transferred to the Council and that we await new national regulations which might assist in introducing 20mph zones.

## Flood scheme

The primary purpose of the scheme is to reduce flood risk and build climate resilience for communities, businesses and infrastructure across the Thames Valley. Having completed its assessment of 20 approaches to managing flood risk, the Environment Agency (EA) has concluded that flood storage and natural flood management together could reduce flood risk on a large scale. <https://engageenvironmentagency.uk/engagementhq.com/hub-page/thames-valley>

The EA is now investigating natural flood management in more detail. Initial findings show that this is not likely to meet large-scale flood risk management requirements on its own and would need to be used alongside flood storage. The EA are gathering evidence for the benefits that natural flood management can provide and how to deliver it as part of the Thames Valley Flood Scheme. The EA is running a short survey and welcomes your feedback. For updates, email [TVFS@environment-agency.gov.uk](mailto:TVFS@environment-agency.gov.uk) and ask to be added to the mailing list.

## Chilterns AONB

This AONB covers the Chiltern Hills from the Goring Gap to beyond Luton and is designed to protect the quality and diversity of this precious landscape. Its current boundary abuts the Reading boundary as far as the Woodcote Road, but from there eastwards is a widening gap between Reading and the AONB, which is consequently more vulnerable to development.

Natural England, the responsible public agency, is considering possible boundary extensions during 2023 and have appointed consultants to carry out the survey work, with the search including our area. The criteria are the quality of the landscape and whether designation would protect it, rather than issues like development pressure or local opinion. Nevertheless, we shall monitor the project closely and take any opportunities which may arise to make a useful input. More details are at [www.chilternsaonb.org/what-we-do/future-proofing-the-chilterns/chilterns-aonb-boundary-review](http://www.chilternsaonb.org/what-we-do/future-proofing-the-chilterns/chilterns-aonb-boundary-review).

## About CADRA

Our aim is to *preserve and enhance the quality of life in Caversham and the surrounding District*, or, in other words, that Caversham should always be...

...a great place to live!

We work closely with Reading Councillors and Officers, other local groups, the Police, companies and individuals, always avoiding party political bias.

Together, we can make it better.

We issue two newsletters a year, hold two public meetings, write columns for the *Caversham Bridge* local newspaper and maintain a website with information on local issues and links to relevant official websites. The Facebook page (shown on the CADRA homepage) also links to [www.facebook.com/CADRAforEmmerGreen](http://www.facebook.com/CADRAforEmmerGreen).

### Contacting CADRA

Please write to the Secretary or better still, email us at [info@cadra.org.uk](mailto:info@cadra.org.uk).

### Membership

Membership of CADRA is just £3 per year per household. Leaflets are available from Caversham Library or Waltons, Prospect Street, or from the Membership Secretary, Tel: 0789 415 0023. Join or renew and pay online at [www.cadra.org.uk/en/Application-Form](http://www.cadra.org.uk/en/Application-Form).

Please let us know if you change your email address.

## The Committee

**Chair:** Helen Lambert, 5 Derby Road, RG4 5HE,  
Tel: 947 3165

**Treasurer:** Jill Dibben, 31 Winterberry Way, RG4 7XA,  
Tel: 948 3736

**Secretary:** Linda Watsham, 159 Kidmore Road, RG4 7NJ,  
Tel: 947 8744

**Membership:** Adrian Goddon, Nire Road,  
Tel: 0789 415 0023

**Planning:** John Nicholls (co-opted), Sandcroft Road;  
Malcolm Pemble, Shepherds Lane; for Emmer Green,  
Neil Parker (co-opted), Kidmore End Road

**Safer Caversham:** Jill Dibben, Winterberry Way;  
for Emmer Green, Neil Tayler (co-opted), Highdown  
Avenue

#### COMMITTEE SUPPORT

**Transport:** Paul Matthews, Albert Road

**Planning:** Kim Pearce (past projects), Goring; for Emmer  
Green, Harvey Smith, Kidmore End Road

**Website:** Lloyd Pople, Upper Woodcote Road

**Project Support:** Les Killick, Upper Woodcote Road

**Informal Links:** Jo Munday, South View Avenue;  
Mo Prins, Haldane Road

**Facebook:** Mo Prins, Haldane Road

**General support:** John Roach, St Peter's Avenue

**Emmer Green Noticeboard:** Sue Drayton

Newsletter Editor: Helen Lambert. Design by Anke Ueberberg. Printed by Herald Graphics, Tel: 931 1488. The opinions expressed are those of the contributors.

## The Annual General Meeting

Tuesday 23 May 2023, 7.30pm

The New Testament Church of God, Church Street

#### NOTE

Only paid-up members of CADRA may vote at the AGM. One household subscription carries one vote.

#### AGENDA

1. Minutes of 2022 AGM
2. Chairman's Annual Report
3. Treasurer's Report
4. Election of Committee
5. Any Other Business (items advised in advance only)

#### COMMITTEE: RETIRING AND CO-OPTED MEMBERS

Under the rules of the Constitution, , Malcolm Pemble and Linda Watsham will retire at the AGM and are willing to stand for re-election. Neil Parker and Neil Tayler, currently co-opted members, are willing to stand for election. John Nicholls wishes to continue as a co-opted member. New co-opted members and support to the committee are always welcome.

#### NOMINATIONS FOR THE COMMITTEE

Any member may be nominated for election to the Committee at the AGM, subject to the conditions in the Constitution. The Nominee must have a proposer and seconder who are both members. Please use the form below and return the completed nomination to the Secretary no less than 14 days before the AGM.

**NOMINEE:** I am willing to serve on the Committee of CADRA, carry out duties as agreed and act at all times in the best interests of CADRA and its members.

**Name** .....

**Signature & Date** .....

**Proposed by** .....

**Seconded by** .....