

PLANNING LIST INCLUSION GUIDANCE

The CADRA Planning List holds planning applications which are **significant or of interest to the wider community in the local area**. That area is broadly:

- Reading to the north of the railway line
- SODC near the RBC boundary or further away if there are major traffic implications

The area covers the Reading council wards: **Caversham Heights, Caversham, Emmer Green and Thames**. With Thames ward, which spans the river, we consider applications north of the river and those south close to it, recognising that other parts of the ward have their own community groups.

The list is produced prior to a CADRA Committee meeting, shared with other associations and made available on the CADRA website following the meeting. The decision to include applications is ultimately a question of judgement about the impact on and concerns relating to:

- Heritage, not confined to CAs, Listed Buildings including Local Listed
- Views in, out and across the local area
- Caversham and Emmer Green centres, including changes to upper floors, and impact on refuse management
- Street scene
- Crime and safety
- Large developments
- Traffic and infrastructure
- Creating a precedent that replicated would change area character
- Trees, open and public spaces, and the river
- Environment
- Quality of the proposal
- Member and other groups' requests where appropriate
- Major departures from local planning policies

As well as considering other group's request we will, where appropriate, ask for their views and inform them about an application that may be of interest.

Inclusion on the list does not imply that CADRA will comment. Some applications will be followed just for information or to monitor progress. Comments may either object, seek changes or support an application where the development improves the area, benefits residents or has good design.