

210544 - Land South of Mill Green

To: "claire.ringwood@reading.gov.uk" <claire.ringwood@reading.gov.uk>

Sent: Wednesday, 28 Jul, 21 At 10:53

Subject: Mill Green Vehicular access.

Dear Ms Ringwood

Please note the following response from CADRA regarding planning application 210544.

Reading Borough Council Planning Application 210544 08 April 2021 Land adjacent to The Moorings Mill Green Caversham Reading RG4 8EX. Vehicular access with permeable surface on land south of Mill Green to provide access to The Moorings.

CADRA wishes to object to this application.

Comments

1. This part of Mill Green is a pleasant and quiet pedestrian path close to the River Thames forming an important link from Lower Caversham to Caversham centre via Thames footpath, Hills and Christchurch Meadows, and also a link to Reading via View Island footpath and the Caversham lock and weir.
2. There is considerable local consternation regarding safety issues in providing vehicular access alongside the existing footpath.
3. There is consternation at the removal of wildlife habitat on the site prior to this application being determined.
4. The application form states the land is not in the ownership of the applicant, and is unknown, however one of the comments asserts the ownership is theirs, and that this has been advised to RBC.
5. The statutory declaration in 2008 does not assert a vehicular right of way.
6. The presence of the gates to The Moorings does not imply a vehicular right of way.
7. The presence of the street light and telegraph pole, which are long standing, has been an obstruction to any purported vehicular right of way. In addition, several local residents confirm that there has been no vehicular access for over 50 years. The reference to "reinstatement" must therefore be in question.
8. The sump is the remnant of a small watercourse into The Thames, shown clearly in 1912 and 1934 Ordnance Survey maps. Photos in the comments show regular flooding. Infilling of the sump will lead to this water being displaced to neighbouring properties. This area has been among the most severely affected in recent floods. At times, the depth of water on Mill Green footpath has been too deep to walk safely, even with deep boots, with water ingress to properties on Send Road.