

**220364 - The Piggery Gravel Hill Caversham RG4 8QL - 11 May 2022**

**Application objections (22 April 2022) follow this email**

From: CADRA

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Sent: Wednesday, 11 May, 22 At 11:19

Subject: 220364 Site Address: The Piggery Gravel Hill Caversham RG4 8QL

Dear Darren and Richard

We note the report on the traffic implications on this application which is located in South Oxfordshire but accessed from Gravel Lane in Reading. We understand the limitations on the Highways Authority to object but are concerned that there has been insufficient consideration of the very particular practical issues on this site.

Given that the site has been largely unoccupied for 18 years, the developer's assessment that the development will result in a net reduction must be in question.

In addition, there are concerns:

- over vehicles having to egress the site is a reverse manoeuvre which given the limited visibility available at the access arrangement this can only increase the risk to Highway Safety and to other users of the Highway within the vicinity.
- No tracking information has been supplied in relation to emergency and delivery vehicle access and turning provision. It is unclear whether a fire tender can fully access, in terms of pumping distance all parts of Dwelling B. Similarly access for refuse collection and even for construction.
- No visitor only parking has been demonstrated which is likely to result in vehicles being parked indiscriminately and or obstructively which can only increase the risk to Highway Safety and to other users of the Highway.
- Given the location of the proposal and the characteristics of the carriageway, it is considered accessibility is limited and therefore the majority of trips from the site will be via the private car.

We request a review of the comments submitted to SODC.

kind regards

[Caversham and District Residents Association](#)

**Application Comments - 22 April 2022**

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The Caversham and District Residents Association (CADRA) wishes Reading Borough Council to note that we object to this planning application (ref. [P22/S0339/ND1](#)) made to South Oxfordshire District Council.

These are comments we have already made to SODC about this application for development under PDR.

**Firstly**, we note the detailed response from a near neighbour who provides detailed evidence concerning the structures on site and we question whether this application is indeed permitted under PDR.

**Secondly**, we support the local concerns regarding traffic on this narrow, unmade, one-way road. This raises questions of safety and of service access by SODC. The historic use of the industrial buildings was for a small craft-based business with little traffic or need for larger vehicles.

**Thirdly**, we raise concerns about the particular geology of the site and the potential for subsidence. Beyond the PDR issues, this application raises serious issues regarding the South Oxfordshire Local Plan and the issue of development on the border with Reading. We ask that the application is rejected.