

P20-S1984-FUL - Old Reservoir Site Greenmore Woodcote RG8 0RN
On behalf of the Caversham And District Residents Association 12.9.2020
SODC Comment Ref 175291

We refer to this Planning Application for the demolition of the existing redundant pumphouse and construction of 20 new dwellings at Greenmore Woodcote.

We expect the impact of this development on the local road network, when considered in isolation, will appear to be relatively small, as does every development of this type and size, when analysed independently.

However, in recent years many similar sized developments have been built throughout South Oxfordshire and their cumulative impact has contributed to a significant worsening of congestion and poor air quality in Caversham and Reading.

The biggest attractor for car trips (other than local Woodcote trips) would be the river crossings in Caversham and Sonning, and most delivery and other service provider vehicles would start from or pass through Reading to get to the new developments.

The south eastern part of South Oxfordshire effectively acts as a dormitory for people working in the Reading area or travelling to London via Reading Railway Station. This area is increasingly attractive to people relocating from London, who wish to continue their employment in London, notably by Crossrail.

This development and others in South Oxfordshire would further exacerbate the problems in Reading.

Wokingham District Council, together with Reading Borough Council, Oxfordshire County Council and South Oxfordshire District Council, is undertaking a traffic modelling exercise to examine the benefits of a third Reading bridge over the Thames. We understand that this bridge could remove some of the South Oxfordshire through traffic from Reading, Caversham, Sonning and (possibly) Henley Bridges.

Although there may be benefits from a new bridge and connecting highways, ever increasing numbers of South Oxfordshire residents will be attracted to travel by car to Reading town centre and railway station.

We believe no further residential development should be permitted within the traffic modelling area until: the modelling has been completed, the location of a third Reading Bridge and connecting roads determined, and construction approved.

We fully understand that SODC has a primary responsibility to the residents within its area. However, SODC also has a statutory and moral duty to consider the impact of its decisions on communities in neighbouring areas, that suffer from the cumulative detrimental effects of those decisions.

SODC should no longer expect the bottle neck of Caversham to protect its area from longer distance traffic and must help find another solution to its traffic problems.

Therefore, we **object** to the residential development on the Old Reservoir Site, Greenmore, Woodcote on the grounds that the cumulative of effect of this and other South Oxfordshire developments are contributing to an ever worsening of traffic congestion, pollution and quality of life in Caversham and Reading.