

APPLICATION WEB COMMENTS FORM

Information available for public inspection and available on our website

Location : Chiltern Rise Cottage, Stable Cottage, Garden Cottage & Woodcote Garden Centre Reading Road Woodcote RG8 0QX

Proposal : Demolition of Chiltern Rise Cottage, Garden Cottage, Stable Cottage and garden centre structures and erection of 34 two-storey residential dwellings (including 40% affordable housing) with access off Reading Road, including a new pedestrian footway, parking and garaging, removal of TPO trees, landscaping and all enabling works.

Application Reference : P20/S2110/FUL - 40

Please complete

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Date :	15 July 2020

Use the space below for your comments

We refer to the Planning Application for a residential development of 34 two-storey dwellings (with 40% affordable housing), demolition of Chiltern Rise Cottage, Garden Cottage, Stable Cottage and garden centre structures with access off Reading Road, including a new pedestrian footway, parking and garaging, removal of TPO trees, landscaping and all enabling works.

We expect that the impact of this development on the local road network, when considered in isolation, will appear to be relatively small. However, we expect that the biggest attractor for car trips (other than local Woodcote trips) would be the river crossings in Caversham and Sonning.

Every development of this type and size, when analysed independently, shows a similar small impact. However, many similar sized developments have been built in South Oxfordshire and their cumulative impact has contributed to a significant worsening of congestion and poor air quality in Caversham and Reading. This development and other South Oxfordshire developments would further exacerbate this problem.

Wokingham District Council, together with Reading Borough Council, Oxfordshire County Council and South Oxfordshire District Council, is undertaking a traffic modeling exercise to examine a possible 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. Even if this urgently needed highway development is constructed large numbers of South Oxfordshire residents will be attracted to travel by car to Reading town centre and and railway station.

Until the traffic modeling has been completed and the location of the Third Reading Bridge and connecting roads has been determined, we believe that, no further residential development should be permitted within the South Oxfordshire study area.

The southeastern part of South Oxfordshire effectively acts as a dormitory for people working in the Reading area or travelling to London via Reading Railway Station.

The area is attractive to people relocating from London who wish to continue their employment in London.

We fully understand that South Oxfordshire District Council 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.

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

Therefore, we object to the residential development in Reading Road, Woodcote on the grounds that the cumulative effects of South Oxfordshire developments have and are contributed to a worsening of traffic congestion, pollution and quality of life in Caversham and Reading.

Chair of Caversham And District Residents Association